

## Budget Ratification Meeting November 2023

Budget Ratified as proposed.

## Cedar Ridge HOA November 2023 Board Meeting

Start: 6:31

End: 7:48

Location: Bonney Lake Library

Board Members Present: Travis Weber, Carolyn Fry, Diana Thompson, Erynn Marlar

Residents Present: Barb Moberg, Svetlana Antohi, Kelsey Fenner, Jerry Rohde, Cris Entrop, Joan Davey, Jay Neff, Silvia Cooke. Google Meet: Zibby

Next Meeting scheduled for December 12<sup>th</sup>, 2023 6:30 pm Bonney Lake Library

Meeting Minutes: October minutes approved, pending typo corrections.

Agenda: Approve meeting minutes. Address homeowner questions and concerns. Discuss ongoing HOA business and compliance issues.

Executive session scheduled for after meeting to discuss noncompliance if time allows.

President's report: We did not meet quorum at annual meeting, fell short by 9. Elections will be extended until December 12<sup>th</sup>. Ballots will be processed, and candidates asked to volunteer if we remain short of quorum. As of 10/21 the ballots have not been reviewed.

Homeowner question to/regarding election committee: Does opening ballots conflict with bylaws. Answer: Policy updated due to feedback from residents (cares group). In the past this has been handled in different ways, the current election committee wishes to establish a consistent policy. Jerry will follow the policy in place.

VP Report: New website is ready to go. Board proposes paying for 3 years, tabled pending confirmation of new board members for 2024. This will offer significant saving vs paying a year at a time. The new website allows for digital payment of dues. FB: Working on way to be able to pass the FB account to the next board.

Treasurer's Report: October financial report approved. Dues report: 2023: 5 outstanding, 2022: 3 outstanding, 2021: 1. Renewed mailbox at post office. \$106 paid for landscaping to remove Rhody obstructing street view.

Secretary's Report: Working on high water bill. The system has been shut down, will see if we have a leak outside of sprinkler.

Sgt At Arms report:

Newsletter is being posted on website monthly. Emailed two people as requested. Will add information about extended election. Reminder of tis the season porch pirates. No master key stolen per postmaster.

Yard of the Month: Inactive until next season. Lot 83 announced as the Halloween winner.

Safe Streets: No new news.

Clean up: Thanks to all that helped! 5 bags of trash collected.

Landscaping: Procedures pending. Rhody blocking road visibility.

ACC: Forms received have been approved and returned.

Neighborhood Welcome Committee: No new neighbors to welcome.

Events: Christmas Parade W/Fir Ridge. December 16<sup>th</sup>.

### **Homeowner Presentation:**

Stresses the Importance of communication.

Questions regarding October meeting questions. How president said it was not a priority to work on fines and fees schedule. Wish that would have been brought up at the annual meeting. Also questions demand letter being sent by attorney, attorney fees and budget. Will noncompliance go to a lawyer. Also stated we should bring up at meetings with more people.

President Responds: It was not a top priority. It was mentioned at that time it was something we/he wanted to get back to. Currently has a working copy for review. Hopes to have it approved at the next meeting and in effect by 1/13/24. We discussed the attorney at the meeting.

Homeowner questions: What is the risk of using reserve for attorney costs. Answer: We will not use reserve; we will use saving. Explained purpose of lien and how fees will be recovered. We will initially pay any attorney fees but ultimately the homeowner will be responsible to pay back all incurred expense. Discussed how we cannot foreclose a home until fees have reached in excess of 2k. Per RCW updated 9/23. Fir Ridge HOA representative explains how they collect, send letter etc.

Homeowner questions: Have demand letters gone out. Answer: Yes, all 4 (2022 and 2021).

Homeowner questions: How long will we wait. Answer When the dues are one year behind, we start the lien process.

### **President Presents Inactive Association Procedure.**

Homeowner question: When would this go into effect? Answer December 31<sup>st</sup>, current HOA has till the end of January to complete procedures.

Elections Chair Jerry: Comments about verbiage that allows use of volunteers. President will extend 2<sup>nd</sup> paragraph to include appointments. Will review again next meeting.

Homeowner Questions: PSE can possibly keep streetlights on using other ways. President responds that the procedure regards the closing of all PSE accounts to stop from billing the HOA accounts.

### **Fines and Fees presented.**

Fines and Fees Enforcement Presented with request for feedback to be submitted at least a week prior to our next meeting. Are the fees reasonable etc.

Homeowner Questions: No fines or fees for late dues? Answer: No this is covered in the bilaws.

Homeowner Questions: Acc fines? Answer: Fines are based on severity. Roof vs painted door etc. Is specified in policy.

Homeowner Questions: Is there a window i.e. timeline? Answer: There is a 30-day window to complete once the policy is in effect. Everyone will restart noncompliance notices on day one.