**Cedar Ridge HOA February 2025 Board Meeting Minutes**

Start: 6:30 PM

Location: Lot 22 | 20313 108th St Ct E, Bonney Lake

Board Members Present: Julie Summers, Joanie Davis, Svetlana Antohi

Residents Present - In person: Zibby Simson, Barb Moberg, Randy and Carol Rich, Scarlet Taft, Silvia Cooke

**Correspondence:** emails in regards to bills, dues, committee work, ACC, as well as RainPros and letter from Secretary of State to renew license.

Meeting Minutes: December meeting minutes approved with amended corrections, vote taken and 2025 budget approved.

**Treasurer Report:** December 2024 treasury report and 4th quarter treasure report 2024 approved. January 2025 Treasury report approved. Dues notices for 2025 were mailed out

Homeowner question: Did the board check on the water issue/high bills from last year?

Answer: When RainPros turned off sprinklers for winter could not find any water leaks. The Board will check again with RainPros when sprinklers will be turned on for the upcoming season. Will come back with details

Board suggested and voted to transfer $5000 from checking account to the savings account. A homeowner suggested and is willing to check on some options, like CD deposit, for future transfers.

**Committees Reports:**

 *Yard of the Month*: Randy and Carol Rich Volunteered for 2025

 - New Sign is made and will be used

 - Policy and Procedure reviewed, motioned, and approved. It will be posted on Website

 *Welcome Committee:*

 - New Welcome Package created

 - 3 lots have been welcomed (lot# 66, #43 and #91)

 *ACC Committee:*

 - 1 form received and approved the details on upcoming projects and repairs

 - 1 camper winter exemption approved

 *Rewrites Committee:*

 - By-laws committee is working to put a flyer out on each homeowner’s doorstep in the next couple of months to get homeowner input. The flyer will highlight why many of the changes were made and include the cost of having a lawyer look over the document to make sure compliance with federal, state and local laws as well as changes homeowners wanted to see in our final governing document. The flyer will include a section if homeowners are in favor of sending the document on to the lawyer

 - CCR committee – no information presented

 - New Board Liaison for Rewrites committee will be Julie

 - Policy and Procedure reviewed and approved by the board with corrections, remove information about dissolution. P&P will be posted on website

 *Election Committee:*

Silvia and Scarlet counted and recorded the special election results. Total of 7 ballots returned; 1 not selected since listed and voted too many candidates and 1 was blank. Results: Travis 5 votes; Diana - 5 votes; Blake – 5 Votes; Eryn – 5 votes; one write in for Kelsey Fenner.

As result of the special election, the HOA Board of Directors for next 2 years is Julie Summers-President, Joanie Davis- Treasurer, and Svetlana Antohi – Secretary who have been elected by receiving a total of 39 votes back in December of 2024. Secretary of State Report will be filed to reflect the current board members.

**Events:**

 Cinco de Mayo Party – scheduled for Sat May 3rd

 4th of July: we are looking for volunteers.

**Old Business:**

Phone number 253.363.9642 will be removed from website until new one will be active or the current board gains access to it.

Lights issue at the HOA sign have been discussed. New GFCI replaced due to rust and the timer reset. We would like to say THANK YOU to Dale family.

**New Business:**

*Landscape*: Flores Paul and RainPros will continue maintaining our HOA.

Homeowner question: We should check on the fir trees by our sign that grow too high and will be very hard to maintain later.

Answer: Currently quotes are looked at to choose the best price. As well as checking on how to clean and coat our front sign.

Homeowner question: Wondering how much will it cost for switching LED lights at the sign?

Answer: The board does not have an answer but is happy to take in considerations options homeowner present.

Homeowner question: What areas is Paul Flores taking care of under the payment from HOA?

Answer: Paul is taking care of the front sign both sides and the area by the pond on 203rd.

*Fine Schedule:*

 The current fines schedule: the board is looking for any inputs from homeowners to change them.

Homeowner present input: It depends on the type of infraction. Some infractions that affect a neighbor for long term should be kept as the current schedule.

Homeowner question and suggestion: Was there ever done an inventory on the files in storage? Maybe an inventory can be done to lower the number of items/supplies?

Answer: The current board is not aware of any inventories done.

Board’s suggestion and question: Do we have a homeowner willing to do an informal audit/review of the HOA’s books?

Next Meeting scheduled for May 19th 2025 at 6:30 pm Lot #22

Meeting adjourned at 7:57 PM