

Cedar Ridge HOA February 2025 Board Meeting Minutes

Start 6:30 PM 5/19/25

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

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

Residents Present - In person: Barb Moberg, Randy and Carol Rich

Correspondence: includes dues notices, Secretary of State filed report, RainPros bills, Paul Flores bills, ACC approval, Courtesy letters sent to lots next to entrance sign, 2 title transfers on lots sold, 3rd dues notices, Road work in the neighborhood.

Meeting Minutes: February meeting minutes approved.

Treasurer Report: February and March treasury reports presented and approved. April treasure report presented and approved with amendment, "add \$55 the fees accumulated on past due dues". 1st quarter January-March 2025 Treasury report presented and approved.

Outstanding Dues: 3 lots with 1 lot working to start payments.

Discussed the amount to move into a bank CD account. Vote taken and approved on moving \$5000 from savings account into a bank CD account. Another bank can be considered if better deal.

Board is looking for volunteers for 2022-2024 treasury Review/Informal HOA run audit.

Committees Reports:

Yard of the Month:

- Winner for May is Lot# 64

Welcome Committee:

- Preparing the packages for Lot #43 and Lot #55

ACC Committee:

- One approval for a shed on Lot#2

Compliance: Revised fine schedule presented, discussed, and approved. Changes include: lower the cost a bit, the speed of the accumulations, make sure all steps are voted for by the board, add an alternative one time per issue relief. A chart has been created that will be followed. Fine Schedule to pass over to homeowners and uploaded on the webpage.

Homeowner question: Would like a copy of the fine schedule sent to them to check it out.

Answer: Copy was provided with changes highlighted to easily locate them.

Homeowner question: A few examples on how will compliance will be followed based on revised fine schedule.

Answer: Step by step how compliance issues will be done was discussed/explained.

Rewrites Committee:

- By-laws committee received input from one board member and waiting on the other members to move on. Once inputs received, update the governing document, put together the flyer and send to homeowners. A list of question for lawyer to create.

Homeowner question: Do we have to have a certain number of votes turned in to move the By-Laws to next step?

Answer: Let us wait to see how many we receive and then the board will decide at that point, to move to next step or look for more votes from homeowners.

- CC&R – a new committee is needed since we have no answer/updates from previous team.

Election Committee: N/A

Events:

- *Cinco Party Report:* \$50 dollars gift card donated by Mr. Jalapeno restaurant
- *Fourth of July Party:* Approved \$100 to match with Fir Ridge for the after-parade treats, and \$50 for the Floating Princess Project.
- *Movie Night:* to be announced later
- *Garage Sale:* Combined with Fir Ridge middle of June. Exact date will be announced once confirmed, possible middle June

Old Business:

FB help & Webmaster report:

- N/A

Landscape report:

- Approved \$250 to pay Paul Flores to spread the second drop of wood chips.

Secretary of State has been updated with current board members.

New Business:

Landscaping (new ideas:)

- Plants – looking to add some plants by the front sign
- second sign – looking for ideas on second sign for our HOA, send in proposals. Signs to be at each entrance when some important documents
- sign clean/seal – board is looking for volunteers to help clean and seal our front sign
- holding pond – chip bark delivered and spread the entire area

No parking signs: the board will call the county to check on signs by the pond so cars don't park and destroy the green area.

Rocks Snake Project:

- Meg volunteering to host a party for kids/adults to paint a rock and build a snake by the front sign.

Roads Chip Seal

- Our area is scheduled for middle of August. The date to be announced

Committee Volunteers?

- Our HOA is currently in need of volunteers to create a committee who will revise our CC&R governing documents.

Next meeting: August 18th, 2025

Meeting Adjourned 8:26 PM