

Cedar Ridge HOA August 2025 Board Meeting Minutes

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

Executive Session with all board members present

Start 05:00 PM 08/18/25

Topics discussed and the outcome:

- RCW 64.38.100 – Lien for Unpaid Assessments - voted for temporary hold on liens and alternative options for our HOA.
- Our By-Laws Governing Document – next steps once draft is in and what main topics to address for lawyer review.
- Executed/handled checks for payments

Executive Session Adjourned 5:40 PM

BOARD MEETING

Start 06:34 PM 08/18/25

Board Members Present: Julie Summers, Joanie Davis, Svetlana (Lana) Antohi

Residents Present - In person: Randy and Carol Rich

Correspondence:

- Includes a few of the last HOA dues; emails about our maintenance bills; 4th of July event organization and payments; Annual Community Garage sale; Non-compliances; ACC approvals on Lot #67, #46, #55, #44, #43; Title transfers on 2 lots #46 & # 89; Room reservation for annual meeting; Adopt - A - Road project; New Insurance for our HOA; Official votes via emails between board member.
- Meeting Minutes: May meeting minutes approved.

Treasurer Report:

- May, June, and July treasury reports presented and approved.
- 2nd quarter April - June 2025 Treasury report presented and approved.

	<u>BEGINNING BALANCE</u>	<u>ENDING BALANCE</u>
Checking	\$8,731.90	\$4,312.14
Savings	\$10,212.69	\$10,212.95
Reserve	\$4,501.75	\$4,501.86
TOTAL FUNDS	\$23,446.34	\$19,026.95 (+US Bank CD \$5,000)

- Outstanding Dues: 0 - we are 100% dues paid

- CD account started on 06/09/2025 in the amount of \$5000 for a term of 5 months at 3.92%

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

Committees Reports:

Yard of the Month: (correction as of 11/18/25)

- Winner for May is Lot#64; June #56; July #67; August #18

ACC Committee:

- Approvals done for Lot #67- New Gutters, Garage doors with new frames change, Lot #46-Shed, Lot #55-Fence, Lot #44-Tree House/Shed, #43- Gazebo.

Compliance:

- Washington State laws recently changed, RCW 64.38.100, in regards to liens on unpaid assessments. The board proposed and voted to place a temporary hold on the liens process until we have more details about the new laws. For now, Code Enforcement through Pierce County can be used as an alternative option and be reached at phone number (253) 798-4636.

Homeowner question: Can we have details where to find details?

Answer: RCW number and details were provided/sent to the homeowner.

Welcome Committee:

- Lot #43 and Lot #55 have been welcomed. Preparing the packages for new homeowner Lot# 46 and Lot#89

Rewrites Committee:

- By-laws committee turned in the final draft after all inputs received from neighborhood. A list of questions for the lawyer is attached as well.

To help streamline the work of the By-Laws Committee and avoid going door-to-door, the Board proposes sending out a ballot. Ask for the homeowner's approval for the special expenses to submit the revised By-Laws to an HOA attorney for legal review, and let the community vote on Board meetings monthly vs quarterly.

A description and list of important considerations is presented to ensure legal compliance and effective governance a Board should meet if chooses to hold quarterly meetings.

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

Homeowner question: When By-Laws documents will go for lawyer review, can some CC&Rs questions be addressed too?

Answer: We do not have an answer yet but will research it and follow up. The board is welcoming any suggestions or changes in the CC&Rs that can be addressed.

Election Committee: No Names turned in

Events:

- *Fourth of July Parade:* Princess Float arranged and donated by Joanie Davies; Hot Dogs arrangements and partial donations by Lana Antohi.
- *Snake Project:* arranged and donations included by Julie
- *Movie Night:* Saturday 08/24 @ 8:30 PM. Canned food to donate as admission pass. The board will find a food bank to donate the food.
- *Garage Sale:* Combined with Fir Ridge on June 22th-24th. All the information advertised in Newsletters and Facebook.
- *Adopt-A-Road* – the board will try to maintain it, looking for volunteers. Date is Sept 13th at 10 AM.

Old Business:

FB help & Webmaster report:

- N/A

Landscape report:

- The front sign has been cleaned.

Homeowner question: What is the amount we pay landscape services and does the board get informed when the work is scheduled for/completed?

Answer: The HOA board pays landscape services \$95 every 2 weeks during summer time and not always get informed about time work is scheduled/completed. When something is needed/seen, we call and let Paul Flores know.

The same homeowner states trimmed the roadie bushes at the front sign since were getting bigger and a dry bush/plant.

New Business:

Landscaping:

- sign seal – board is looking for volunteers to help seal our front sign

New HOA Insurance:

- The association has been informed by our current agent that American family no longer carry HOAs. The agent will follow up with us at end of September. If no calls, the board will have to look for options. Oct 14th is the due date.

Roads Chip Seal

- Our area should be done soon. The dates to be announced or please follow road signs from the county.

Upcoming dates:

- Annual Homeowners HOA Meeting: October 25th at the Bonney Lake Library, 10:15AM – 12:45 PM

Next meeting: November 17th, 2025

Meeting Adjourned 07:38 PM