

Cedar Ridge HOA February 16th, 2026 Board Meeting Minutes

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

Start 06:30 PM

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

Residents Present - In person: Randy Rich, Carol Rich - On Zoom: Barb Moberg, Zibby Simson

The HOA President called the meeting to order and welcomed homeowners in attendance. The President reminded the details on recent presentation policy (on the website) for any future presentation homeowners would like to present.

Homeowner's 15 minutes comment section (2 homeowners shared this time):

Questions & Answers:

Homeowner #1: Consider including a note in the newsletter—or another form of communication—kindly encouraging cannabis users to be mindful of strong odors, so they don't unintentionally disturb their neighbors.

Answer: The board is aware and will consider if it can be published.

Homeowner #2:

- She suggested that future policy changes be included on the agenda in advance with a recommended 30-day grace period for homeowner awareness. She respectfully expressed concern about the new presentation policy being applied before it was officially voted on during the meeting.

Answer: The presentation policy has been explained step by step before it was applied. Motion and approval which is included in the minutes of the meeting.

- She noted discrepancies in the November meeting minutes, specifically regarding the vote on the presentation policy.

Answer: The homeowner was directed where to find the answer.

- Homeowner questioned why the CCR's rewrite "committee" that is the 3 board members and one homeowner who prefers to keep anonymous wasn't found in the last meeting minutes.

Answer: The board is doing the rewrite. No committee has been formed. We have hope to get a lot of help from homeowners through the survey and we do also have a knowledgeable helper/homeowner here who wishes to remain anonymous. Part of the question/answer was answered outside of the meeting, so it is not in the minutes.

President's Message:

Julie acknowledged the completion of one full year on the board and expressed appreciation for the supportive homeowner's feedback received, despite some anonymous written survey comments that were disrespectful/offensive. Also, at the mailbox another board member was rudely pressured/commented about our compliance ability from a homeowner's family member. She emphasized the board's role as volunteers committed to the community and encouraged respectful dialogue, especially during disagreements.

Secretary's Report:

Correspondence – responding to several emails on assessments for lot#35 and #37 rental companies for audits purposes; invoice from Mr. Rain who completed our sprinkler's winterization service and Notable the HOA domain; incoming CCR's surveys; dues payments; Santa Parade communications which end up canceled; communication with

PSE on light malfunctioning 108th & 205th; title transfer complete and questions answer from real estate agent for lot#74; Registered with Secretary of State; Webmaster postings as information was available.

Record for Non-meeting Board votes:

Nothing to report

Homeowner's Question:

Regarding the statement attributed to the homeowner implying the board wasn't doing their job, she does not recall saying and find it concerning.

Answer: The board agreed to review the recording and amend the minutes if necessary.

Meeting Minutes: November meeting minutes were MOTIONED and APPROVED with the understanding that possible amendments may be made after review of the recording.

Treasurer's Report:

Joanie reported \$2,330 in January dues collected, with 40 payments received.

- November, December, January monthly reports presented, MOTIONED and APPROVED.

- 4th Quarter 2025 report October, November and December presented, MOTIONED and APPROVED

	<u>BEGINNING BALANCE</u>	<u>ENDING BALANCE</u>
Checking	\$4,154.29	\$6,151.74
Savings	\$5,213.26	\$5,213.31
Reserve	\$4,502.09	\$4,502.12
TOTAL FUNDS	\$13,869.64	\$15,867.17
	(+US Bank CD \$5,082.83)	(+US Bank CD \$5,082.83)

Outstanding Dues 2026: due March 1st

Outstanding Dues 2025: 0 lots

Committee's Reports:

Yard of the Month:

- President asked the committee to write an article for upcoming newsletter.

ACC Committee:

- Nothing to report
- REMINDER "ACC approval isn't required for fence replacements that match existing approved designs"

Welcome Committee:

- Plans are underway to welcome new homeowners at Lot #29 and Lot#35. Renters may also be welcomed informally.

Rewrites Committee:

- Preliminary survey results were shared but a few of them were turned in at this meeting. Key findings include support for changes to parking rules, detached garages, and RV storage, while most want to keep fence, garbage can, and animal regulations as is. Signs and maintenance of yards are closely divided.

Homeowner's Question:

Once the board is done putting together the survey results, will it have a meeting to present to the community the results and ask for opinions?

Answer: The board is trying to keep it as open as possible and will try to share all the survey results via monthly newsletters while hoping everyone will get along.

- The committee plans to keep the CCR's rewrite process open, looking for homeowners' feedback, and sharing draft changes in the newsletter before finalizing and sending it to the lawyer with the By-Laws for review.

Homeowner's Question:

Has the board already met to start rewriting the CCR's?

Answer: No, not yet.

Homeowner's Question:

Yes, all governing documents must comply with applicable state laws. The Board has been advised by the attorney that if a requirement is already established in state law, it does not need to be restated in the governing documents.

Answer: The Bylaws are still in progress. The Board is currently working through the proper allocation of provisions between the CC&Rs and the By-Laws, as the attorney has indicated that the rules should not be duplicated across both documents.

Election Committee:

- Nothing to report

Events:

- Cinco de Mayo is scheduled for May 2nd
- A spring Adopt-a-Road cleanup is planned for April 18th or 25th, pending confirmation

Old Business:

- Nothing to report

New Business:

Landscape report:

- Paul will be contacted to begin landscaping when temperatures consistently reach 50 degrees for at least one week, MOTIONED and APPROVED

We are seeking volunteers for:

- Newsletter delivery (neighborhood sections of choice)
- Spring flower planting by the entrance sign/post, MOTIONED and APPROVED.

Executive Session Report:

Prior to the meeting, the board held an executive session meeting where the following were discussed:

- tax filings, reimbursement checks, and continuing our non-compliance on a lot of concern.

Next meeting: May 18th, 2026

Meeting Adjourned 07:30 PM