

Cedar Ridge HOA May 18th, 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, Barb Moberg, Zibby Simson, Meg Shaffer

The HOA President called the meeting to order and welcomed homeowners and neighbors from Fir Ridge visitors in attendance. The President reminded the details on meeting structure and why is done so.

Responsibilities were discussed, planned, and assigned for the upcoming 4th of July parade and small community gathering that will follow. Board members from both Cedar Ridge and the present residents and Fir Ridge, including Leslie and Jay, participated in the planning and assignment of event responsibilities.

The event planning meeting adjourned at 6:58 PM.

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

Questions & Answers:

Homeowner #1: Does the board still have the rock painted snake from last year and does the board need help setting it up?

Answer: Yes, to both questions.

Homeowner #2 (3 concerns to address):

Concern #1: She does not agree with the current rules regarding the time given to homeowners to discuss their concerns, believing they need more.

Concern #2: Suggests the board revisit the WAKIA laws regarding votes taken by board members.

Concern #3: Refers to non-compliance from an adjacent lot. States they consulted an HOA lawyer about that and presented the board with a letter regarding current issues of said lot.

Additional Comment #1: Suggestion was made that all approved motions recorded in the meeting minutes should include the name of the board member who made the motion and the name of the board member who seconded the motion

Answer: The Board will discuss and decide.

Additional Comment #2: The homeowner requested removal of her name from the minutes, as naming individuals violates standard practice (names are typically anonymized as "homeowner" or "she").

Answer: Name was listed because the board categorized that as a presentation.

President's Message:

Responses to questions from previous meeting:

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

Answer: Two board members relistened to the entire recording twice and found that the direct words "not doing their job" were stated 5 times. Email was sent to the homeowner offering to remove or rewrite that

statement from the minutes, but no response was received. The Board voted to remove it regardless and the vote failed. Minutes to remain as initially recorded.

#2. Same homeowner requested to listen to the meeting minutes themselves.

Answer: The recordings are ONLY for the secretary to form the minutes (as stated at the beginning of each individual meeting), not for homeowner investigation use.

Record for Non-meeting Board votes: (All votes were unanimous)

- Vote to amend November 17th, 2025, meeting minutes - failed
- Vote to get bid for bark placement at entrance sign - passed
- Vote to accept the bid provided - passed
- Vote to reinvest the CD - passed

Homeowner question: How much was the cost of accepted bid?

Answer: Total was \$1,000 that included the bark and the service to spread it.

Secretary's Report:

Correspondence included:

- Multiple conversations with Paul Flores, our landscaper on the - start date, what to do, dead plants/bush removal, Bark quote/approval
- reached out to and requested to remove the parked semi-truck in dead end on 112th
- checked with Kelsey on digitizing our HOA records
- coordination on meeting to work on CCRs rewrite
- letters to board and the anonymous adviser to explain what was done and rewrote part
- communication via emails, text messages with homeowners questions the way to pay dues
- multiple cash app payments receiving dues
- monthly newsletters and 2nd and 3rd HOA dues reminders print outs and delivery coordination
- ACC request and approval from Lot#68 and Lot #73
- emailed the county point of contact about repainting the utility box on 112th
- communication with Yard of the Month committee
- coordination on Cinco de Mayo party as flyers posted on mailboxes, Mr. Jalapeño donation
- several emails received and replied to addressed to wrong HOA
- 4th of July parade coordination started /more info below
- Adopt a road event coordination with Pierce County to make it happen again
- Title transfer for sold Lot, #15
- Mist'er Rain service to turn on the sprinkler system scheduled and completed
- Email replies to homeowners
- A noise complaint handled to our best ability on a rented lot
- Replied to multiple compliments on how the current board handles the HOA

Meeting Minutes' Approval: November minutes MOTIONED and APPROVED to be amended and to remove the homeowner's name, with the condition that language addressing the board be more respectful

in the future. REMINDER, the current board members are 100% volunteers who pay their dues just like any homeowner in this association.

February meeting minutes MOTIONED and APPROVED.

Treasurer's Report:

- As of today, most dues are paid.
- IRS form filed for 2025.
- CD reinvest completed, earning \$69.86 on \$5,000 over last quarter.
- February, March, and April treasury reports MOTIONED and APPROVED.
- 1st quarter 2026 Treasury report MOTIONED and APPROVED

<u>End of April</u>	<u>BEGINNING BALANCE</u>	<u>ENDING BALANCE</u>
Checking	11,663.75	12,566.03
Savings	5,213.39	5,213.43
Reserve	4,502.20	4,502.23
 TOTAL FUNDS	 21,379.34	 22,281.69
	(+US Bank CD \$5,082.83)	(+US Bank CD \$5,082.83)

Outstanding dues 2026: 3 lots

Outstanding dues 2025: 0 lots

Committee's Reports:

Events:

- Cinco de Mayo: 35-40 homeowners joined this event including a salsa contest where the winner was rewarded with a Mr. Jalapeno \$50 gift card.
- Adopt a Road: 3 board members and 1 homeowner participated to make this happen.
- Movie night: more details to come.

Yard of the Month:

- May winner is Lot #77

ACC Committee:

- Lot #73 approved to change shed location.
- Lot #68 new siding, paint colors, roof, and fence approved.

REMINDER "ACC approval isn't required for fence replacements that match existing approved designs"

Compliance:

- A noise complaint was handled and resolved.
- Letter regarding multiple non-compliance issues.

Welcome Committee:

- The Board has 4 new lots they plan to welcome.

Rewrite Committee:

- All surveys were counted and reviewed
- A few proposed changes to the CCR's have been presented which are available on the website. It includes the driveways, fence, garage and parking, recreational vehicles, travel trailers and boats.

Homeowner's Question:

Can we set and include in CCR's a certain percentage of rentals approved in our neighborhood?

Answer: We must look it up and follow up.

Election Committee:

- We have people willing to help with election but there are no candidates for next year yet and the current board isn't decided yet to continue for another 2 years.

Old Business:

- *Landscaping – bark spread and weeds removed/sprayed*
- *Sprinklers are turned on and ready for the season*

Next Board Meeting August 17th, 2026