

Cedar Ridge HOA August 17th, 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, Michael W. Williams

The HOA President Julie called the meeting to order and welcomed homeowners in attendance. The President reminded residents that the minutes are recorded just to purpose of writing the minutes later, agenda is posted on website at least 24 hrs. prior to each meeting. The timer will be kept for the agenda sections to help the board move through necessary business.

Homeowner's 15 minutes comment section *(1 homeowner used the time):*

Questions & Answers:

#1: Homeowner who requested at the board meeting in May to remove her name from a previous meeting minutes decided to change the decision, so the day after the meeting visited President Julie at her home and requested to keep her name in the minutes. Homeowner recorded the conversation with Julie's permission.

#2: Following up on non-compliance from adjacent lot to which the board sent a response to the letter received at previous board meeting (05/18/26). She was confused and couldn't understand very well the way the letter was written. Handed to the board a list of questions to ask for more clarification. Additional discussion between the board and the homeowner was on the misunderstanding on the statement at previous meeting about not allowing the homeowner to open/speak about a certain topic.

President Julie stated for everyone's clarification, "When a homeowner request and gives a presentation to board, their name and the fact that they present, it will appropriately be reflected in the minutes. Also, our board name will be presented at motions and from this point forward will also be reflected in the minutes".

President Message:

Answers to questions from previous meeting:

#1 Homeowner was concerned there isn't sufficient time allowed to homeowners for concerns.

- We have 15 minutes' share time that can be extended if the board sees it as fit plus we have additional comments added to the end. That is over a ¼ of the board meeting allocated to homeowners' concerns. The board is also actively answering emails, calls, texts and open to in person meet if someone asks for. The board feels that part is covered sufficiently.

#2 Asking the board to review the WUCIOA in regard to votes taken in between meetings.

- The new law that took effect at the beginning of 2026, between the quarterly meeting a board can take ministerial action by electronic written consent with 100% of the board agreeing. The anonymous consent should be documented in internal minutes of the next board meeting. For emergency matters, Washington state provides an exception, and circumstances require immediate board action or waiting

to hold a meeting is impractical. This allows a board to respond promptly to matters and the action should be properly documented in association records at the next board meeting.

#3 Listing the board names with motion and approvals and who seconds.

- The meeting minutes from now on will include the board members' names who initiate a motion and also who seconds and approves. Also, homeowners who make presentations, their name must be listed for minutes.

Official votes taken:

- Motions' first names to be added to minutes from now on, MOTIONED and APPROVED (motioned by Julie, second by Lana, approved by Joanie).
- Homeowners that will make presentations, their names will be listed for the minutes MOTIONED and APPROVED (motioned by Julie, second by Joanie, approved by Lana).

Record for Non-meeting Board votes:

- Nothing to report

Secretary Report:

Correspondence included:

- Several communications regarding the 4th of July event, including texts, emails, and in-person meetings.
- Invoices received from Paul Flores.
- A response was sent to the homeowner's letter on compliance received at the previous meeting; confirmation of receipt was received.
- ACC approvals on a few lots
- A few additional Cash App payments toward HOA dues.
- Completion of the title release form for Lot #59.
- Response to a homeowner's ASAP request submitted through the HOA Facebook page.
- Calls made to two rental homes regarding outstanding HOA dues.
- Votes received for the movie selection.
- Several HOA requests received by email that were sent to the wrong address again.
- A potential fire hazard concern in one backyard was addressed and resolved.
- A homeowner's request to include an advertisement in the newsletter.
- A non-compliance issue communicated to a homeowner, which has since been resolved.
- Assistance offered regarding an excessive number of packages on a lot's porch as a safety concern.
- Coordination via text messages for the upcoming Movie Night.

Minutes Approval:

- November 2025 minutes MOTIONED and APPROVED with no changes (motioned by Julie, second by Joanie, approved by Lana)
- May meeting minutes MOTIONED and APPROVED with possible amendments to homeowner's concerns that will be done electronically between minutes (motioned by Julie, second by Joanie, approved by Lana)

Treasurer Report:

- As of today, we have one lot left to pay the dues.
- May, June and July Treasure Report MOTIONED and APPROVED (motioned by Lana, second by Joanie, approved by Julie)
- 2nd quarter 2026 Treasure Report MOTIONED and APPROVED (motioned by Lana, second by Joanie, approved by Julie)

Homeowner's question:

How much was it spent on 4th of July event?

Answer: The report will not reflect the 4th of July expenses yet since checks for those expenses are outstanding.

<u>End of July</u>	<u>BEGINNING BALANCE</u>	<u>ENDING BALANCE</u>
Checking	10,830.40	10,286.21
Savings	5,213.57	5,213.61
Reserve	4,502.35	4,502.39
 TOTAL FUNDS	 20,546.32	 20,002.21
	(+US Bank CD \$5,152.69)	(+US Bank CD \$5,152.69)

Outstanding Dues 2026: 1 lots

Outstanding Dues 2025: 0 lots

Committee's Report:

Events:

- *4th recap* - from flyers, all the decorations and the food to goodie bags and a plaque for the band, we had a very good turnout. Thank you to everyone in the neighborhood who helped decorating, volunteered to bring their cars/boats/bikes and be part of the parade.
- *Movie night* - chosen movie is Toy story 5; candies are on order; popcorn will have to be made; flyers are ready.
- *Adopt-a-road* - scheduled for Set 5th, meet by the front sign

Yard of the Month:

- Winners: Jun - lot#91 Jul - Lot# 74 Aug- Lot #68

ACC/Compliance:

- ACC approval on Lot #90 (window border colors), Lot #74 (fence) Lot#56 (shed), and Lot #72 (gazebo).
- Compliance on 2 lots were addressed. One was corrected shortly after and one needed help with arranging mowing services. Non-compliance there is an ongoing issue with multiple issues.

Prepared By: Svetlana Antohi

Date: 10/01/26

Welcome Committee:

- welcomes done: Lot 29; Lot 74; Lot 35; Lot 15 and needed to do it: Lot#59 and Lot #82

Rewrite Committee:

Answering questions from previous meeting

- add dates to CCR permit period. Official vote to be from April to October and October to April. MOTIONED and APPROVED (motion by Julie, second by Joanie, approve by Lana)
- can/should the board limit a certain percentage of rental in the neighborhood? Our neighborhood operated for many years without a rental cap and adding one now will create new restrictions on owners and ability to use their property.

Homeowner's Question:

Who is responsible for landscaping on a rental property?

Answer: The homeowner should have an agreement with rentals, but the HOA goes to the homeowner if any issues arise.

Election Committee:

- there will be 2 people counting ballots at the annual meeting. Security ballots will be mailed out. The current board isn't sure of continuing next term.

Old Business:

- Rock the Snake was missing some parts rocks, but thanks to Carol, she filled it back with a new part, the spider man painted rock.

Homeowner's questions:

Has any of our records got digitized so far?

Answer: No, nothing was digitized. The records will go back to storage.

New Business:

- Nothing to report.

Annual Meeting is potentially scheduled for Oct 24th at the Bonney Lake Library. The schedule isn't open yet so we will update the neighborhood as soon as we have exact dates.

Executive Session Report:

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

- current members continue to run for upcoming board positions
- reimbursement checks for 4th of July expenses
- continuing non-compliance on lot(s) of concern.

Next Board Meeting: November 16th, 2026

Meeting Adjourned 7:50PM

Prepared By: Svetlana Antohi

Date: 10/01/26