

**Cherrywood Estates Homeowners Association
August 8, 2017 HOA Meeting Minutes**

<https://cherrywoodhoa.org>
cherrywoodestateshoa@gmail.com

**PO Box 4253
West Richland, WA 99353-4253**

Submitted by Dean L. Gano

Board members and contact information

Name	Position	Zone	Address	E-mail	Phone #
Dean L. Gano	President	2	1327 Jubilee St.	deangano@me.com	952-0394
Jim Jarrett	Vice Pres.	2	1343 Jubilee St.	jj@centralindustrialsales.com	727-1518
Donna Sween	Treasurer	3	426 Royal Ann Ct.	jimndonna40@gmail.com	528-3203
Marilyn Tracy	Secretary	1	1281 Jubilee St	Mewillems@msn.com	628-9694
Brett Nelson	At-Large	3	457 Royal Ann Ct	ba.nelson@yahoo.com	627-4431

Board Members & Others at the Meeting

- Present: Dean Gano, Marilyn Tracy, Jim Jarrett, Brett Nelson, Donna Sween
- Absent:
- Quorum Present: Yes
- Others Present: Ray Tracy
- Meeting at Gano's Residence

ACC Members

Jim Sween - Chairperson
Glenn Hammond

CC&R Committee Member

- Vacant - Chairperson
- Dave Eder
- Vacant

Proceedings

Meeting called to order by Dean L. Gano; President, at approximately 6:35 p.m.

Old Business:

The action items from last months meeting minutes were discussed.

1. The budget was prepared and sent to the membership for approval.
2. Marilyn got a new email account that is unique to the HOA. It is cherrywoodestateshoa@gmail.com and all members should make note of it so that when they receive an email from the HOA, it does not go into their "Junk" folder.
3. A letter was mailed to the HOA membership that requested approval of the budget, vote on what kind of event to have at the annual meeting, send an email to the new email address to verify everyone's email address, ask for any volunteers for service on the board or ACC, and to critique the new website.
 - a. The budget was approved 17 to 1.
 - b. The Ice Cream Social received the most votes.
 - c. The apathy continues with only 6 people sending an email to the HOA.
 - d. We got one volunteer to serve on the ACC.
 - e. One critique of the website.
4. The homeowner who was in violation with the CCR's, corrected the situation – thank you.

New Business:

1. Feedback from homeowners – Dean received feedback from three homeowners regarding the "Update letter" discussion. These people expressed hard feelings from the proposed change of the CCR's last year. Some questioned the need for the HOA, and there was a general apathy for community involvement. These items are discussed below:

Hard Feelings: I understand the hard feelings about how the proposed changes to the CCR's were handled and that is one of the reasons why I became a board member. So, for those 6 people who will actually read these meeting minutes, don't you think getting involved is a better strategy than indifference?

Need for HOA: The board discussed recent comments from some of our homeowners about disbanding the HOA. Dean shared some recent experiences where a friend who used to live in a very nice south Kennewick housing development decided to move because the neighborhood was looking bad. They had no HOA to help maintain their property value, so they moved to Applewood. Their neighbor, whose house looks something like this:



was asked to clean up their property to help sell our friends home. The neighbor said it didn't make any difference and had no effect on the home value – go away!

What do you think? Do you want houses that look like this in Cherrywood Estates?

General Apathy: While I know everyone is very busy and some think the HOA is not worth their time, I hope you will see that I am trying to make it more focused on what I saw from those members who attended the annual meeting last year. I saw passionate people who know this is a great little neighborhood with well-kept lawns and houses filled with people who understand the need to protect their investment. So please go to the website, poke around and get involved with a blog comment or two.

2. Treasurer's Report: The Treasurer submitted the report and we only have \$230 in checking but \$17,000 total funds. It was decided that if the board members pay their annual assessment early, we will not have to take money out of the money market account; which might mess up the term interest payments.

3. Notice of Annual Meeting: We discussed the content of the annual meeting notice and ballot for new officers. The VP, Treasurer, and Secretary are all finishing their two-year terms. The letter will go out shortly. The annual meeting will be held on September 16, 2017 at 6 pm at 456 Royal Ann Court. We will have Ice Cream and all those who want to attend, please bring your favorite toppings and RSVP to the Contact Us page <https://cherrywoodhoa.org/contact/> on our website.

4. Late Annual Assessments: One of the problems the HOA has is that a significant number of people are late in paying their annual assessments. This is not only irresponsible, it is in violation of the CC&R's and Bylaws. So, the board decided that if the annual dues are not paid on time, we will be neighborly and go talk with each offender and ask for payment at that time. If that fails, we will simply implement Section IV. D of the CC&R's which states that: "An unpaid assessment shall automatically create a lien against the lot assessed...."

5. Fine Schedule for CC&R violations: The board discussed the need and legal requirements of establishing a fine schedule for rule violations. This is a blog topic on our website, but because of the general apathy, only one person had commented on it. (As of this writing, two more have commented.) The suggestion was to adopt the fine schedule of Applewood. After some discussion of the various alternatives, the board decided that perhaps everyone is too busy enjoying the summer and we should wait until fall to make any decisions. I have prepared a draft and will hand it out at the annual meeting just to get the discussion going. It will then be posted and we can get more feedback. This is an important topic that the board must act upon, so we will do so with or without input from the members. Those who do not provide comments in the next few months will pay the price of apathy and give up their right to complain. So, please go to <https://cherrywoodhoa.org/2017/05/05/first-blog-post/> and make a comment or two.

Action Items:

1. Board Members to pay annual assessment of \$75 ASAP.
2. Get annual meeting announcement and ballot letter out to members.

General Discussion

Jim Sween will be completing his term as the ACC chairperson and will not be with us next year. He and Donna are looking forward to more fun travel and good times. Thanks to both of you very much for all you have done for the HOA.

The next meeting will be held on September 11, 6:30 pm at Gano's residence, 1327 Jubilee Street.

Meeting adjourned at approximately 7:35 p.m.

Approvals**Date**

Dean L. Gano	<u>Approved by email</u>	<u>8-17-17</u>
Marilyn Tracy	<u>Approved by email</u>	<u>8-17-17</u>
Donna Sween	<u>Approved by email</u>	<u>8-15-17</u>
Jim Jarrett	<u>Approved by email</u>	<u>8-16-17</u>
Brett Nelson	<u>Approved by email</u>	<u>8-16-17</u>