

**Cherrywood Estates Homeowners Association
October 10, 2017 HOA Board 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 |
|------------------|-----------------|-------------|-------------------------|---------------------------|
| Dean L. Gano | President | 2 | 1327 Jubilee St. | deangano@me.com |
| Brett Nelson | Vice Pres. | 3 | 457 Royal Ann Ct | ba.nelson@yahoo.com |
| Julia Cunningham | Treasurer | 4 | 480 Cherry Blossom Loop | julicat@charter.net |
| Ray Tracy | Secretary | 1 | 1281 Jubilee St | str8arrow4967@hotmail.com |
| Nathan Tallent | At-Large | 2 | 409 Cherry Blossom Loop | tallent@alumni.rice.edu |

Board Members & Others at the Meeting

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

Proceedings

Meeting called to order by Dean L. Gano, President, at approximately 6:30pm.

Old Business

There was no old business to discuss.

New Business

1. Annual Meeting

The board discussed the annual meeting to see if we had any lessons to learn. One suggestion was to maybe have a little more structure, but it was a good exchange of ideas and we got a lot of feedback from the participants.

2. Welcome Packages

We handed out one welcome package to 429 Cherry Blossom Loop, but have not been able to talk to the owners yet. Brett Nelson said he would try to contact them in the near future.

3. Delinquent Association Dues

The Treasurer reported that there are five members who have still not paid the annual dues, which were due on September 30, 2017. These people will be contacted first by email and then in person if they still fail to pay.

4. New Board Members

With two of the newly elected board members present, the board discussed who would fulfill the various positions resulting in the following:

President: Dean L. Gano

Vice President: Brett Nelson

Secretary: Ray Tracy

Treasurer: Julia Cunningham

At Large Rep.: Nathan Tallent

The former board members then performed a turnover process with the new board members.

5. Non-Conformance Policy

After seeing the majority of homeowners enthusiastically endorse the notion of having some kind of procedure for dealing with members who choose not to follow the rules of the HOA, the board decided that we should send a draft copy to all members via email for them to review and comment. There will be at least a 60-day review period so everyone has plenty of time to voice their opinion. Dean will hand deliver a copy to those who do not have email.

6. It was mentioned that a homeowner on Cherry Blossom Loop has had a Motor Home parked in the driveway for a week or more. Dean will go talk to them.

Action Items

1. Brett Nelson to follow-up with our new neighbors at 429 Cherry Blossom Loop.
2. Julia Cunningham to send an email to the 5 remaining homeowners who have not paid their annual dues.
2. Dean Gano to go talk to homeowners on Cherry Blossom Loop who have had an RV parked in their driveway for some time, as this is a violation of our covenants, CC&R Section V.O, and the Richland City Code section 11.33.020.

General Discussion

The next meeting time and location will be determined by Brett Nelson sometime next month, because Dean will not be available. Meeting adjourned at 8:00pm.

Approvals

| | | <u>Date</u> |
|------------------|--------------------------|--------------------|
| Dean L. Gano | <i>Approved by email</i> | 10-15-17 |
| Brett Nelson | <i>Approved by email</i> | 10-12-17 |
| Julia Cunningham | <i>Approved by email</i> | 10-12-17 |
| Ray Tracy | <i>Approved by email</i> | 10-15-17 |
| Nathan Tallent | <i>Approved by email</i> | 10-14-17 |