

Cherrywood Estates Homeowners Association  
HOA Special Meeting Minutes, January 13, 2018  
<https://cherrywoodhoa.org>  
[cherrywoodestateshoa@gmail.com](mailto:cherrywoodestateshoa@gmail.com)  
PO Box 4253, West Richland, WA 99353-4253

## Board members

<b>Name</b>	<b>Position</b>	<b>Year/Zone</b>	<b>Address</b>	<b>Contact</b>
Brett Nelson	Vice Pres.	2016/3	457 Royal Ann	ba.nelson@yahoo.com
Julia Cunningham	Treasurer	2017/4	480 Cherry Blsm	julicat@charter.net
Nathan Tallent	At-Large	2017/2	409 Cherry Blsm	tallent@alumni.rice.edu

### Newly Elected

<b>Name</b>	<b>Position</b>	<b>Year/Zone</b>	<b>Address</b>	<b>Contact</b>
Mark Pettit		2016/all(4)	1251 Jubilee	marknkymmers@frontier.com
Jill Kerl		2017/1	440 Cherry Blsm	jaynjill@gmail.com

*Architectural Control Committee:* Glenn Hammond

## Attendance

*Board Members Present:* Brett Nelson, Julia Cunningham, Nathan Tallent

*Others Present:* See attached list

*Proxies:* Mark Pettit (for Dayle Gilson, Jeremy Jones); Early voters (for scheduled business)

*Quorum (25%):* Yes (both for scheduled business and new business)

*Meeting Location:* Bethel Church

## Proceedings Convened

Meeting called to order by Brett Nelson, Vice President, at 10:02 am.

Nathan Tallent is recording minutes.

*Thanks* to Bethel Church and Melinda Haak (and Donna Sween) who helped secure the location.

## Scheduled Business

### *Electing New Directors*

- Introduce ballot nominees (see attachment) and write-in nominees. Jackie Stout was nominated for Zone 1.
- Open floor for additional write-in nominations: none nominated.
- Jay Kerl observes that according to Bylaws 1.2, only Zone 1 members should vote for Zone 1 representative. Board concurs. Will count ballots accordingly.
- Succession Plan: As Ray Tracy was representing Zone 1, the new Zone 1 director will assume his tenure, which began in 2017. The other director will assume Dean Gano's tenure, which began in 2016.
- New board positions discussed at next board meeting. Per Bylaws 1.2, 1.7, the HOA members elect the directors, and those directors then elect officers.

*2017 Budget.* No questions about current budget.

#### Vote counting

- Select Melinda Haak as a public witness for counting ballots.
- Julia Cunningham and Melinda Haak count ballots

#### Vote results

- *Zone 1 Director*: Jill Kerl (6); Jackie Stout (2)
- *Non-zoned Director*: Mark Pettit (28); Johanna Jones (5)
- *Budget*: approve (34); disapprove (2)

### New Business

None.

### General Discussion

*Thanks* to Rich Lewis, who helps with snow removal.

*Architectural Control Committee*. There are two openings as Jim Sween and Jay Kerl resigned. Jhivaun Freeman-Pollard volunteered.

*Budget*. Why was \$5000 spent on rock wall at entrance? Precise answer difficult as it occurred before current Board.

#### General questions

- *Development of Adjacent Land*. Could development occur on northwest (towards Shockley) or southeast (towards Englewood)? Current opinion is as follows. Could develop most north land in principle, but cost would be high because of low water table. Part of east side is BLM; would not develop unless there was a land swap.
- *Keene Left Turn Lane*. To the best of current knowledge, city has considered but declined.

*General comments*. Prowler seen near 1304 Jubilee. Rattlesnake sightings near pond on east (towards Englewood). Cat control.

*Next board meeting*. Feb. 12, 6:30 p.m. (Changed from Feb. 13, which was given during meeting.)

*Meeting adjourned* at 10:46 am.

### Approvals

Brett Nelson	Approved by email	Feb 15, 2018
Julia Cunningham	Approved by email	Jan 16, 2018
Nathan Tallent	Approved by email	Jan 15, 2018
Mark Pettit	Approved by email	Jan 16, 2018
Jill Kerl	Approved by email	Jan 16, 2018

### Attachments

- Attendance list
- Ballot
- Approved budget

## Cherrywood Estates HOA

1-13-18

Attendance

Special Meeting

Name	Address
Brett Nelson	457 Royal Ann Ct.
Nathan Talbot	409 CBL
JULIA CUNNINGHAM	480 CBL
Larry Kuga	480 CBL
Kathi Eder	453 CBL
DAVE Eder	453 CBL
Bud Heiman	457 CBL
MELINDA HAAK	422 CBL
Jose Contreras	1311 Jubilee
michele fuller	1310 Jubilee
MARK PETTIT	1251 JUBILEE
Joseph Teal	451 Royal Ann Ct.
MARC MEININGER	1245 Jubilee St.
Correll Phillips	476 Cherry Blossom Loop
MICHELLE BLAINE	1291 JUBILEE ST.
Mayorie Gardner	1263 jubilee street
Jim Jantz	1343 Jubilee St
Rich & Susan Lewis	1351 jubilee St.
J.H. Vain + Freeman - Pollard	423 Cherry Blossom loop
Bryan Ross	1304 Jubilee St
Dawn Cryan	461 Cherry Blossom Lp.
TRUDY PRINCE	446 CBL
Glenn Hammond	413 Cherry Blossom
Kirk SMITHERS	1303 JUBILEE ST
Connie Sanders	1303 Jubilee St
Jackie Stout	428 cherry blossom Lp.
Diane Cato	467 Cherry Blossom Lp
JAY & Jill Kenl	440 cherry Blossom Lp.
Andrew & Rebecca Bagley	463 Royal Ann Ct

[illegible]

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## **SPECIAL MEETING BALLOT**

January 13, 2018, 10:00 am  
Bethel Church , 600 Shockley Rd., Richland, WA  
Hospitality Room (just inside the main entrance and close to bathrooms)

### **Election of new board members [Vote for 2]**

#### **Mailbox Zone 1:**

- ☐ Jill Kerl (Mailbox Zone 1)
- ☐ \_\_\_\_\_ [Write-in]

#### **HOA (non-zoned):**

- ☐ Mark Pettit (Mailbox Zone 4)
- ☐ Johanna Jones (Mailbox Zone 3)
- ☐ \_\_\_\_\_ [Write-in]

### **Adoption of proposed budget**

2017-2018 Proposed Budget (See attached)

- ☐ I approve the Proposed Budget
- ☐ I disapprove the Proposed Budget

**Please return your completed ballot in one of the following ways: (a) email a photo/scan to [cherrywoodestateshoa@gmail.com](mailto:cherrywoodestateshoa@gmail.com); (b) drop off at 409 Cherry Blossom Loop (Tallent); or (c) bring to the Special Meeting.**

Current board members:

Vice-President	Brett Nelson (Mailbox Zone 3)
Treasurer	Julia Cunningham (Mailbox Zone 4)
Member at Large	Nathan Tallent (Mailbox Zone 2)

# 2017-2018 Proposed Budget For Cherrywood Estates HOA

Actual Budget is for expenses and income from Sept 1, 2016 to August 31, 2017	Actual Budget	Proposed Budget
Budget is based on 66 homeowners each paying \$75.00 for a total \$4,950.00	2016-2017	2017-2018
Proposed Budget is generally 10% added to Actual Expenses		
We expect the Attorney Fees to be less next year and have reduced the amount.		
Insurance	\$981.00	\$1,079.00
Attorney Fees	\$513.50	\$250.00
Ground Maintenance	\$574.64	\$632.10
Mailing & Supplies	\$135.19	\$231.00
P.O. Box Rental	\$76.00	\$83.60
Utilities Electric Bill - New brighter entrance lights have been added, add 20%	\$334.57	\$365.48
Annual HOA Meeting & or Picnic	\$75.00	\$300.00
Unexpected Expenditures; Matched the brick on the east wall at entrance	\$5,143.86	
Christmas Lighting Contest	\$110.00	\$110.00
New Website for Cherrywood HOA	\$99.00	\$108.90
Total Expenses for 2016-2017 Fiscal Year	\$8,042.76	
Estimated Expenses for 2017-2018 Fiscal Year		\$3,160.08
Total Income from HOA Fees	\$4,825.00	\$4,950.00
Over Budget	\$3,217.76	
Under Budget		\$1,789.92
Total Money in Bank	\$17,415.18	