

Cherrywood Estates Homeowners Association
HOA Board Meeting Minutes, *August 6*, 2018
Web: cherrywoodhoa.org
Email: cherrywoodestateshoa@gmail.com
PO Box 4253, West Richland, WA 99353-4253

Board members

Name	Position	Year/Zone*	Address	Contact
Brett Nelson	President	2016/3	457 Royal Ann	ba.nelson@yahoo.com
Jill Kerl	Vice Pres.	2017/1	440 Cherry Blsm	jaynjill@gmail.com
Julia Cunningham	Treasurer	2017/4	480 Cherry Blsm	julicat@charter.net
Nathan Tallent	Secretary	2017/2	409 Cherry Blsm	tallent@alumni.rice.edu
Mark Pettit	At-Large	2016/all(4)	1251 Jubilee	marknkymmers@frontier.com

*Term year & zone represented. ('Term year' is the same as 'election year' except for special elections.)

Architectural Control Committee: Glenn Hammond, Jhivaun Freeman-Pollard (liaison: Jill Kerl)

CC&R Committee: Dave Eder, Dayle Gilson (liaison: Mark Pettit)

Welcoming Committee: Michelle Blaine (liaison: Brett Nelson)

Attendance

Board Members Present: Brett Nelson, Jill Kerl, Nathan Tallent, Mark Pettit (for first third)

Others Present: Michelle Blaine, Marjorie Gardner, Dean Gano, Jay Kerl

Quorum (25%): Yes

Meeting Location: Nelson Residence

Proceedings Convened

Meeting called to order by Brett Nelson at 6:33 pm.

Nathan Tallent is recording minutes.

Scheduled Business

June Minutes

- There were two proposed minor changes to the latest draft. All agree on proposed updates.
- Moved to approve the June minutes. All agree.

July Minutes

- Discussion was rescheduled to the end of meeting due to Julia's possible arrival.
- Upon resuming, both Julia and Mark are absent. Moved to postpone discussion to next meeting so that all parties may comment. All agree.

ACC Report

- No activity.

CC&R Committee Report

- 461 CBL: Still waiting for homeowner to provide plans for RV storage/parking. [Mark volunteers to contact.](#)
- Mark reported that he delivered the ACC guidelines to everyone.

- Other board members raised concern. The June meeting minutes record that the board unanimously agreed to cooperatively distribute the new ACC guidelines with our annual meeting announcement. Mark did not consult with anyone; and delivered personal documents with the HOA documents.
- Mark felt his action was justified.

Welcoming Committee Report

- Roy and Teresa Miller (1250 Jubilee): Welcomed and delivered gift.
- Terry Renton & Galina Koroleva (1310 CBL): Welcomed and delivered gift.
- Moved to approve three receipts to reimburse Michelle (two new homeowners and sympathy card). All agree.

Treasurer's Report

- Our HAPO Credit Union account was converted (by HAPO) to a 'business account'. The reason is that HAPO discontinued 'non-profit' accounts. There is no discernable effect to Cherrywood.
- *Tax return*. Julia has prepared a tax return for this year.
- *Annual invoice*. Discuss annual dues invoice for 2018-19. Moved that annual fee remain the same at \$75. All agree. Moved to approve draft of annual invoice. All agree.
- *Budget*. Discuss budget for 2018-19. Moved to approve. All agree.

Old Business

Community Yard Sale and Goodwill Trailer. Yard sale and Goodwill trailer approved for August 18.

Annual Meeting Discussion

- Richland library not available on Aug 25. Avail Sept. 1. 9:30 – 10:00. Three people gone on Aug 25. Suggest Badger Mtn Park on Sept. 1. Nathan will check on reservation. Begin at 10 am. Brett to investigate refreshments.
- Everyone observed that August is a busy month with vacation and pre-school activities
- Suggest this year's annual meeting be a business meeting; find another time for a social.
- Plan Annual Meeting packet: Invoice, Ballot.

New Business

Letter from Joel Comfort Requesting Documents. Mark's lawyer (Joel Comfort of Miller Mertens & Comfort) requested a copy of HOA documents. Everyone agrees that official board activities are public record. Nathan (as secretary) provided a copy.

Petition To Remove Four Board Members Via Special Meeting. Mark presented a petition, signed by at least 10% of homeowners, to include in the upcoming annual meeting. The petition was to "Remov[e] Nathan Tallent / Brett Nelson / Jill Kerl / Julia Cunningham from the CWE HOA Board of Directors. Due to the Removal of the Secretary, President Vice President Treasurer Mark Pettit will perform the duties of the Secretary."

General Discussion

Next board meeting. To be determined.

Meeting adjourned at 7:44 pm.

Approvals

Brett Nelson	Approved by email*	Sept. 26, 2018
Jill Kerl	Approved by email*	Sept. 26, 2018
Julia Cunningham	Absent	
Nathan Tallent	Approved by email*	Sept. 26, 2018
Mark Pettit	Absent for final 2/3	

*Voted to approve electronically as there was no regular board meeting before annual board elections.

Attachments

- none