

Cherrywood Estates Homeowners Association
HOA Board Meeting Minutes, *April 15*, 2019
Web: cherrywoodhoa.org
Email: cherrywoodestateshoa@gmail.com
PO Box 4253, West Richland, WA 99353-4253

Board members

Name	Position	Year/Zone*	Address	Contact
Andrew Bagley	President	2018/3	463 Royal Ann	drandrew@bagleydental.com
Glenn Hammond	Vice Pres.	2018/all(1)	413 Cherry Blsm	glenn.hammond@charter.net
Nathan Tallent	Secretary	2017/2	409 Cherry Blsm	tallent@alumni.rice.edu
David Rohrig	Treasurer	2017/4	470 Cherry Blsm	dkrohrig@gmail.com
Jill Kerl	At-Large	2017/1	440 Cherry Blsm	jaynjill@gmail.com

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

Architectural Control Committee: Dayle Gilson and Brett Nelson (liaison: Glenn Hammond)

Welcoming Committee: Michelle Blaine (liaison: Andrew Bagley)

Attendance

Board Members Present: Andrew Bagley, Glenn Hammond, Nathan Tallent, David Rohrig, Jill Kerl

Others Present: Michelle Blaine.

Quorum (25%): Yes

Meeting Location: Kerl Residence

Proceedings Convened

Meeting called to order by Andrew Bagley at 7:01 pm.

Nathan Tallent is recording minutes.

Scheduled Business

Past Minutes. Motion: Approve the February minutes. Passed unanimously.

Treasurer's Report

- Presented updated account information and distributed reimbursements for items recorded below.

ACC Report

- No new projects.

Welcoming Committee Report

- Andrew and Michelle Blaine visited a new homeowner (454 CBL).
- Motion* (via email): Reimburse Michelle Blaine for the three welcoming gifts she has purchased in the past three months. Passed unanimously.

Old Business

Renewing Non-Profit registration.

- After approval at the February meeting, Andrew Bagley renewed the HOA's non-profit registration. This makes the renewal date align to just after the Annual Meeting, which should be convenient for the next board.
- *Motion*: Reimburse Andrew Bagley for the cost of renewing registration (\$10).

New Business

Renewing HOA's Web site provider.

- *Motion* (via email as renewal date was April 5): Renew the HOA's website through the current provider, WordPress, using the least expensive plan (Personal). Passed unanimously.
- Background: Last year the personal plan was \$48/year. This year, WordPress has separated the site renewal (\$48) and domain name renewal (\$18). The domain name is what gives us cherrywoodhoa.org instead of cherrywoodhoa.wordpress.com (or equivalent). After some comparing, it does not appear there are any cheaper options (e.g., Squarespace, Google Sites + GSuite) other than registering the domain name and creating the sites ourselves, which would take a fair amount of time and be difficult to maintain for others.
- *Motion*: Reimburse Nathan Tallent for WordPress renewal fees (\$66). (Last year, we paid with the HOA's bank card, which expired with the HAPO account transition.) Passed unanimously.

General Discussion

Posted "cleansed" CC&Rs and Bylaws. The electronic version of our CC&Rs and Bylaws had several blemishes, apparently artifacts from scanning. A 'cleansed' version has been made and posted to the HOA website.

Vehicle Storage and CC&R vs. ACC Guidelines. There was a discussion over the question of vehicle storage. Over the years, vehicle storage (esp. boats and RVs) has been a recurring question. For instance, should storage at the side of the house be permitted? If so, must it be within a fenced and gated area? The CC&Rs (cf. V.O) do not answer these questions clearly. The ACC Guidelines introduced substantially stricter storage guidelines. Are the ACC restrictions legally enforceable? Have they been applied consistently? Do we want these restrictions? If so, should they instead be in the CC&Rs?

Next board meeting. June 17, 7 pm, Bagley residence.

Meeting adjourned at 8:17 pm.

Approvals

Andrew Bagley	Approved at June meeting.	June 17, 2019
Glenn Hammond	Approved at June meeting.	June 17, 2019
Nathan Tallent	Approved at June meeting.	June 17, 2019
David Rohrig	Approved at June meeting.	June 17, 2019
Jill Kerl	(Resigned on May 8.)	

Attachments

- Treasurer's Report.

INCOME AND EXPENSE STATEMENT CHERRYWOOD ESTATES HOA, FISCAL 2018-2019

Accounts at HAPO Credit Union

Date	Check No	Payee	Category	Notes	Debit	Credit	Balance
2018-2019 HOA Year							
9/10/18	2005	State Farm	Insurance		\$1,057.00		\$1,255.62
9/25/18		HOA Dues	Dues	Churchman, Swinth, Haak, Gilson, Hammond, Stout, Prince, Kretzschmar, Renton, Dow, Teal, Jones, Gano, Hanson, Mendoza, Koehler, Ross, Conrad, Dockter, Ullmann, Toggiai, Nelson, Blaine, Kerl, Bache, Stevenson, Gardner, Izzo, Byun, Taylor, Cuevas		\$1,050.00	\$2,305.62
		HOA Dues	Dues	Holmes, Ledbetter, Jarrett, Bagley, Bisping, L Taylor, Borton, Cunningham, Rohrig, Miller, Meininger, Sween, Phillips, Pettit, Heiman, Tallent, Fan		\$2,175.00	\$4,480.62
		HOA Dues	Dues	Eder, Grimmer, Akridge, Cryan		\$375.00	\$4,855.62
		HOA Dues	Dues			\$300.00	\$5,155.62
9/30/18	2006	Desert Green	Grounds Maintenance		\$129.38		\$5,026.24
10/18/18		City Of Richland	Electricity		\$28.93		\$4,997.31
10/23/18		HOA Dues	Dues	Hudson, Vasquez, Freeman-Pollard, Belov, Sanders		\$375.00	\$5,372.31
10/29/18	2007	Desert Green	Grounds Maintenance		\$114.03		\$5,258.28
11/7/18	2008	Michelle Blaine	Welcome	Unexpected Memorial Gift	\$29.58		\$5,228.70
11/7/18	2009	Andrew Bagley	Registration	Sec of State and Benton County	\$128.90		\$5,099.80
11/7/18	2010	Jill Kerl	Annual Meeting		\$41.71		\$5,058.09
11/7/18	2011	Julia Cunningham	Annual Meeting	53.40/Mailing 13.65	\$67.05		\$4,991.04
11/7/18	2012	Desert Green	Grounds Maintenance		\$70.59		\$4,920.45
11/8/18		HOA Dues	Dues	Kass and McCartney		\$150.00	\$5,070.45
11/19/18		City Of Richland	Electricity		\$29.61		\$5,040.84
11/24/18		HOA Dues	Dues	Norell, Staat, Paradise, Lyssyakevich		\$300.00	\$5,340.84

12/10/18	HOA Dues	Dues	Cato, Contreras	\$150.00	\$5,490.84
12/10/18	2013 Desert Green	Grounds Maintenance		\$70.59	\$5,420.25
12/17/18	City Of Richland	Electricity		\$28.07	\$5,392.18
12/27/18	City Of Richland	Electricity		\$29.75	\$5,362.43
1/17/19	HOA Dues	Dues	Demissie	\$75.00	\$5,437.43
2/17/19	City Of Richland	Electricity		\$39.58	\$5,397.85
2/18/19	HOA Dues	Dues	Love	\$75.00	\$5,472.85
2/20/19	Transfer to Money Market			\$1,500.00	\$3,972.85
3/18/19	City Of Richland	Electricity		\$25.64	\$3,947.21
4/14/19	2014 Andrew Bagley	Website	VOID	\$0.00	\$3,947.21
4/14/19	2015 Michelle Blaine	Welcome C 454 CBL and Feigum		\$58.61	\$3,888.60
4/15/19	2016 Nathan Tallent	Website	Annual	\$66.00	\$3,822.60
4/15/19	2017 Andrew Bagley	Registratio	Sec of State	\$10.00	\$3,812.60
4/18/19	City Of Richland	Electricity		\$34.46	\$3,778.14
5/22/19	City Of Richland	Electricity		\$34.72	\$3,743.42
6/17/19	2018 US Postal Service	Mailbox Rental		\$92.00	\$3,651.42
6/20/19	City Of Richland	Electricity		\$29.95	\$3,621.47

Account at HAPO Credit Union

Date	Check No	Payee	Category	Debit	Credit	Balance
FY18						
9/30/18			Dividend		\$ 3.45	\$16,813.88
10/31/18			Dividend		\$ 3.57	\$16,817.45
11/20/18			Dividend		\$ 4.15	\$16,821.60
12/31/18			Dividend		\$ 4.29	\$16,825.89
1/31/19			Dividend		\$ 4.29	\$16,830.18
2/20/19			Transfer		\$ 1,500.00	\$18,330.18
2/28/19			Dividend		\$ 3.98	\$18,334.16
3/31/19			Dividend		\$ 4.67	\$18,338.83
4/30/19			Dividend		\$ 4.52	\$18,343.35
5/24/19			Dividend		\$ 3.82	\$18,347.17