

Cherrywood Estates Homeowners Association
HOA Board Meeting Minutes, *August 19*, 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, David Rohrig. (Nathan Tallent had to be out of town.)

Others Present: None.

Quorum (25%): Yes

Meeting Location: Bagley Residence

Proceedings Convened

Meeting called to order by Andrew Bagley at 7:03 pm.

Glenn Hammond is recording minutes.

Scheduled Business

Past Minutes. Motion: Approve the August 1 minutes. Passed unanimously. Nathan approved via email as he was out of town.

Treasurer's Report

- Reimburse Andrew for reserving Badger Mtn Park Shelter (\$49) and postage for annual meeting letters (\$55)
- Reimburse Michelle Blaine for gifts presented to Gerald and Bonnie Suminski at 440 CBL (\$10.85).

ACC Report

- 480 CBL (Cunningham): Stucco repair and paint.
- 400 CBL (Byun): Painting with same colors.

Welcoming Committee Report

- None.

Old Business

None.

New Business

Final plans for Annual Meeting. Packets were prepared for the Annual Meeting.

- There are nominees for zones 1, 2, and 4.
- Approved draft budget is similar to last year. The HOA revenue for 2019 was ~\$5000 while the expenses were on the order of \$3000. The Board approved a decrease in the fee to \$60 to better match expenditures.
 - Upon moving in this past year, Myles McCartney paid his HOA fees through 8/30/20. Therefore, the Board approved a reimbursement of \$15 that was paid by check and included in his packet for the annual meeting. He was also marked as paid for the coming year (2019-2020).
- Question for HOA Members at Annual Meeting: Would HOA members rather have the fee adjusted or hold the fee at existing values in the future?

General Discussion

Entryway Maintenance. Andrew checked the tree that is looking sickly. It turns out that drip line was twisted. This was corrected and tested. Andrew talked to a Desert Green representative to explain what was happening. Hopefully the tree will recover.

Property Sale and Request to Change Land Use. We were notified about a proposed property sale and land use change. Bethel Church submitted an application for a comprehensive plan amendment for a 10-acre piece of property on Shockley Rd owned by Bethel Church. Preparing for sale to another party, the application requests a land use change from R1-12 Single Family Residential (Low Density Residential) to High Density Residential R-3. Area HOAs met with Bethel to discuss plans and concerns; Andrew attended one of these meetings representing Cherrywood. Our understanding is that Bethel's intent is to sell the property for an assisted living home. We understand that Bethel is planning to include language that would limit the density and exclude usage for apartments, etc. The current draft language for the restrictions is:

1. Future development of the subject Property shall conform to the R-3 Multiple Family Residential Use District regulations as set forth in RMC 23.18 for Residential Zoning Districts and they exist now or as they may be amended in the future except that the following uses are prohibited:
 - a. Apartments;
 - b. Bed and Breakfast;
 - c. Day Care Center;
 - d. Dormitories, fraternities and sororities;
 - e. Dwelling, Two-Family Detached (duplex);
 - f. Manufactured home parks;
 - g. Recreational vehicle parks;
 - h. Schools.
2. No development within the subject Property shall exceed an overall density of 10 dwelling units per acre.

Next board meeting. Annual meeting, Sept 7, Badger Mountain Park.

Meeting adjourned at 9:05 pm.

Current minutes. Motion: approve the minutes now, as the board changes at the next meeting. Passed unanimously.

Approvals

Andrew Bagley	Approved at Aug 19 meeting.	August 19, 2019
Glenn Hammond	Approved at Aug 19 meeting.	August 19, 2019
Nathan Tallent	(Out of town)	
David Rohrig	Approved at Aug 19 meeting.	August 19, 2019
Jill Kerl	(Resigned on May 8.)	

Attachments

- None