

Cherrywood Estates Homeowners Association
HOA Board Meeting Minutes *October 5, 2020*
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	2020/3	463 Royal Ann	drandrew@bagleydental.com
Bryan McGlothin	Vice Pres.	2020/all(4)	467 Cherry Blsm	bryanleemc@gmail.com
Heidi Stenner	Secretary	2019/1	436 Cherry Blsm	hstenner@gmail.com
David Rohrig	Treasurer	2019/4	470 Cherry Blsm	dkrohrig@gmail.com
Rich Lewis	At Large	2019/2	1351 Jubilee St	rlewis9657@aol.com

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

Architectural Control Committee (ACC): Dayle Gilson and Brett Nelson (liaison: Bryan McGlothin)
Welcoming Committee: Michelle Blaine (liaison: Andrew Bagley)

Attendance

Board Members Present: Andrew Bagley, Bryan McGlothin, David Rohrig, Heidi Stenner.

Others Present: Glenn Hammond.

Quorum (25%): Yes

Meeting Location: Bagley Residence, 463 Royal Ann Ct.

Proceedings Convened

- Meeting called to order by Andrew Bagley at 7:02 pm.
- Heidi Stenner recorded minutes

Scheduled Business

Election of Officers

- Andrew Bagley agreed to continue as President for another year. Bryan McGlothin agreed to serve as Vice President, taking over from Glenn Hammond. Bryan also agreed to act as the Architectural Control Committee (ACC) liaison. David Rohrig and Heidi Stenner agreed to continue as Treasurer and Secretary, respectively, for another year. The Board thanks Glenn Hammond for his years of service.

Past Minutes

- Approved the annual meeting minutes.

Treasurer's Report

- The budget for the 2020-2021 fiscal year was approved by vote. We have received more annual dues than last year at this time.

Welcoming Committee Report

- Due to the ongoing Covid-19 pandemic, in-person meetings with new homeowners are limited to dropping off the welcome packet and requesting contact information to be sent via email.

Old Business

Proposed updates to the Covenants, Conditions, and Restrictions (CC&Rs)

- As previously discussed by the Board, some restrictions in the HOA's CC&Rs should be considered by the homeowners for updating. Two areas are at issue:
 - **Section V. Building and Use Restrictions – Item H. Exterior Finishes and Colors.**
 - Existing language states, *"All homes shall be required to use stucco, stone, or brick. The front elevation shall have a stucco finish or have a minimum of 35% of the area, excluding windows and doors, in stone or brick. The finishes will be required to wrap around the corners at least 20 inches. Siding must be pre-finished hardboard siding such as by James Hardie, Louisiana Pacific, or Masonite. It shall be installed horizontally with no more than a 71/2" reveal. Soffit, fascia, and corners shall be of a similar pre-finished material."*
 - The Board recommends removing the last two sentences, as hardboard siding is not being used on houses in the Association and using it in the future is inconsistent.
 - The proposed new language would state, *"All homes shall be required to use stucco, stone, or brick. The front elevation shall have a stucco finish or have a minimum of 35% of the area, excluding windows and doors, in stone or brick. The finishes will be required to wrap around the corners at least 20 inches."*
 - **Section V. Building and Use Restrictions – Item N. Fences.**
 - Existing language states, *"Masonry, wrought iron, vinyl, and cedar are generally acceptable fencing materials. Fencing shall be no more than 6 feet in height and be built in accordance with widely accepted fence building practices in our area. Fence boards alternating from one side to the other are not acceptable. Fences must be approved for location and design by the ACC and by the City of Richland for a building permit."*
 - The Board recommends editing the language to remove vinyl and cedar as options for fencing. Currently all fences are masonry or wrought iron. Confusion may occur because while the Association's CC&Rs allow for vinyl or cedar fencing, as indicated above, the Association's ACC Guidelines do not.
 - The proposed new language would state, *"Masonry and wrought iron are generally acceptable fencing materials. Fencing shall be no more than 6 feet in height and be built in accordance with widely accepted fence building practices in our area. Fences must be approved for location and design by the ACC and by the City of Richland for a building permit."*

New Business

Architectural Control Committee (ACC) Report

- There have been no recent ACC requests received.

General Discussion

Homeowner request for consideration. During the Annual HOA meeting, a homeowner suggested the HOA look into the possibility of a radar-controlled speed sign to be installed (possibly at HOA expense) on Keene Road in an attempt to slow traffic and reduce traffic accidents at the entrance (Lambert St.) to the Association. Prior to the meeting, Andrew sent an email to the City of Richland to request their response to this suggestion. The response from Julie West is as follows:

Hi Andrew Bagley,

We've reviewed your request for a HOA funded radar sign along Keene and have the following to offer.

Speed radar signs are sometimes installed by HOA funded programs. We typically see these on local (25mph) streets and they have moderate effect on slowing traffic speeds in residential neighborhoods. Public Works staff do not feel that a speed radar sign along Keene would have a significant effect at providing a safer condition to turn left at Lambert, as Keene is an arterial (45mph) street with two lanes of traffic in each direction. It may also prove to be more of a distraction to drivers looking at the speed sign versus seeing a vehicle turning left at Lambert. You also noted this in your discussion below.

We are currently in the process of switching the intersection signs over to a sign that shows an intersection with a pedestrian trail crossing. The signs will be new and hopefully draw the drivers attention. We will continue to monitor the intersection and consider speed reductions along the corridor in future evaluations. I have also had the experience of a driver behind me being frustrated that they have to go around me when I'm making a left turn from the inside lane, even in our downtown area on a 30mph. I would encourage residents of the neighborhood to signal well in advance of the intersection to give ample warning that they will be making a left.

Thanks for identifying the area for us and sharing your concerns.

Julie

Based on the City information and homeowner concerns on the speed control sign emailed to the Board prior to the meeting, the Board has decided to not pursue the radar speed sign and instead keep in touch with the City to learn about other ways we may be able to improve safety at the intersection.

Homeowner emailed complaint about yard sign in neighborhood.

The Board received a complaint about a neighbor's yard sign, and sent the photo at right. The complainant asked the Board to review if the sign was in violation of the HOA CC&Rs.

The Board reviewed the CC&R text regarding signage, Section V. Building and Use Restrictions – Item P. Signage. It states, “No signs are permitted except one standard sized “For Sale” or “For Rent” sign. One sign of a non-offensive political nature promoting a candidate may be displayed for a short period of time before an election and may not exceed 5 square feet.”

The Board agreed that the sign was not consistent with the CC&Rs. The Board would ask the sign's owner to remove it. Another sign in the neighborhood was mentioned, supporting Girl Scouts, and while no complaint had been made, the Board considered that to be consistent, that sign's owner would also ask for it to be removed.

Next board meeting. December 7, 2020 at 7:00pm at 463 Royal Ann.

Meeting adjourned at 8:35 pm.



Attachments

none