

Cherrywood Estates Homeowners Association
HOA Board Meeting Minutes *December 7, 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: none

Quorum (25%): Yes

Meeting Location: Bagley Residence, 463 Royal Ann Ct.

Proceedings Convened

- Meeting called to order by Andrew Bagley at 7:06 pm.
- Heidi Stenner recorded minutes

Scheduled Business

Past Minutes

- Approved the October 5, 2020 meeting minutes.

Treasurer's Report

- Dave provided the completed tax form which is due on December 15. There was unanimous approval for submitting the form as completed.
- The Board voted unanimously to reimburse Andrew for \$36.91 spent to replace a broken entrance light.
- The HOA maintenance contract for 2021 from Desert Green was approved.
- Attached to these minutes are the current financial statements for the HOA's checking and money market accounts.

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. We have had one new homeowner move in recently. Andrew provided a welcome packet to them.

Old Business

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

- There was a motion to introduce the following changes in language to the CC&Rs around the time of the HOA Annual Meeting, with the intention of enabling homeowners to voice their opinions during the annual meeting itself; voting on the wording would occur shortly after the meeting. Ideally, each section of new wording would be voted on separately, rather than an all-or-nothing vote. This motion passed unanimously.
 - Proposed new wording:
 - **Section V. Building and Use Restrictions – Item H. Exterior Finishes and Colors.** 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.** 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 emailed stating that recently delivered packages had been stolen from their porch. Andrew alerted all residents by email of this occurrence.

Homeowner emailed complaint about yard sign restrictions in the CC&Rs. The Board received emails from a homeowner desiring the restrictions in the CC&Rs to be revised regarding the limiting of yard signs. The Board discussed possible changes to the CC&R wording, and will develop proposed new language on which homeowners will be asked to vote. The vote will occur together with the proposed changes described above.

Next board meeting. TBD, possibly February 2021.

Meeting adjourned at 7:53 pm.

Attachments

Financial statements for the HOA's checking and money market accounts

Accounts at HAPO Credit Union

[illegible]

Cherrywood Estates HOA Money Market Account

Account at HAPO Credit Union

Date	Check No	Payee	Category	Debit	Credit	Balance
FY20						
9/15/20			Deposit		\$ 1,598.22	\$20,000.00
9/30/20			Dividend		\$ 1.59	\$20,001.59
10/31/20			Dividend		\$ 1.70	\$20,003.29
11/30/20			Dividend		\$ 1.64	\$20,004.93