

Cherrywood Estates Homeowners Association
HOA Board Meeting Minutes *March 18, 2021*
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 7:03 pm.
- Heidi Stenner recorded minutes.

Scheduled Business

Past Minutes

- The December 7, 2020 meeting minutes had been approved via email following that meeting. Once approved, meeting minutes were posted on the HOA website.

President's Report

- Andrew sent in the HOA's annual state registration update. This is done once a year in the spring to keep our registration current with the state and to update the registration with the current board members. In the past, Andrew submitted an update following new officer voting in the fall, but this does not eliminate the need for the annual re-registration in the spring, so Andrew recommends we only submit one update per year in the spring, as required.

Treasurer's Report

- The Board voted unanimously to reimburse Andrew for \$10.00 spent to file the annual HOA registration with the state. Dave issued a check.
- The Board voted unanimously to reimburse Heidi for \$71.68 spent to renew our HOA domain name and our annual website hosting service by WordPress. Dave issued a check.
- Financial details are attached to these minutes.

Welcoming Committee Report

- No new neighbors.

Old Business

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

- The Board revisited the potential changes to the CC&Rs and have one new edit, see strike-out of the word “generally” below. The Board still plans to introduce the following changes in language to the CC&Rs around the time of the HOA Annual Meeting. Ideally, each section of new wording would be voted on separately, rather than an all-or-nothing vote.
 - 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.
- In 2020, 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 re-visited 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.

New Business

Architectural Control Committee (ACC) Report

- ACC requests are progressing as received.

General Discussion

Motorcycles damaging the hillslope above Cherrywood Estates.

- Dave reported that residents Carroll and Amy Phillips met a BLM security officer who was investigating digging and other damage done by motorcycles to the BLM-owned land on the hill immediately north of our neighborhood. The officer stated that vehicle traffic is only legal on existing roadways on BLM land, and that the creation of new vehicle paths is not allowed. Motorcyclists (and bicyclists) have been digging to create jumps on the hill, which may impact archaeological or historical resources. The off-road traffic has also damaged a large area of ground that is now devoid of vegetation, and the area is growing in size. BLM will consider attempts to control the misuse of the lands and possibly restore it.
- Heidi also met with the security officer and will draft an email for the Board for potential distribution to residents. It will describe what the officer explained as unlawful activity and provide his contact information in case residents wish to report such activity on the hill.

Next board meeting. TBD, possibly May 2021.

Meeting adjourned at 7:56 pm.

Attachments

Checking and money market account statements are attached.

INCOME AND EXPENSE STATEMENT CHERRYWOOD ESTATES HOA

Accounts at HAPO Credit Union

Date	Check No	Payee	Category	Notes	Debit	Credit	Balance
2020-2021 HOA Year							
9/15/20		City Of Richland	Electricity		\$31.18		\$2,659.64
9/15/20		HOA Dues	Dues	Annual Meeting 50 properties		\$3,000.00	\$5,659.64
9/15/20		Transfer to Money Market			\$1,598.22		\$4,061.42
10/5/20		HOA Dues	Dues			\$540.00	\$4,601.42
10/18/20		City Of Richland	Electricity		\$30.77		\$4,570.65
10/23/20		HOA Dues	Dues			\$180.00	\$4,750.65
11/4/20	2042	Desert Green	Grounds Maintenance		\$132.22		\$4,618.43
11/14/20		City Of Richland	Electricity		\$33.20		\$4,585.23
11/8/20	2043	Desert Green	Grounds Maintenance		\$77.92		\$4,507.31
11/9/20		HOA Dues	Dues			\$180.00	\$4,687.31
11/24/20		HOA Dues	Dues			\$60.00	\$4,747.31
12/7/20	2044	Andrew Bagley	Grounds Maintenance		\$36.91		\$4,710.40
12/15/20		City Of Richland	Electricity		\$32.57		\$4,677.83
1/19/21		City Of Richland	Electricity		\$29.83		\$4,648.00
2/14/21		City Of Richland	Electricity		\$39.45		\$4,608.55
3/6/21	2045	Desert Green	Grounds Maintenance		\$130.32		\$4,478.23
3/18/21	2046	Desert Green	Grounds Maintenance		\$132.22		\$4,346.01
3/17/21		City Of Richland	Electricity		\$35.32		\$4,310.69
3/18/21	2047	Andrew Bagley	Registration Fees		\$10.00		\$4,300.69
3/18/21	2048	Heidi Stenner	Website		\$71.68		\$4,229.01

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
12/31/20			Dividend		\$ 1.70	\$20,006.63
1/31/21			Dividend		\$ 1.70	\$20,008.33
2/28/21			Dividend		\$ 1.53	\$20,009.86