

Cherry Creek Estates Homeowner's Association

2017 Annual Meeting

I. Welcome

The first Annual Meeting was held on June 22, 2017 at the Benton PUD Auditorium, located at 2721 W. 10th Ave., Kennewick, WA. The meeting was called to order by Association President Jeff Moore at 6:10 PM with 20 homeowners in attendance.

II. Introduction of Board Members

Jeff introduced the following Board Members: Frank Bono, Vice-President; Angela Ayres, Treasurer; and Faythe Moore, Secretary. There is currently one vacant Board position. Anyone interested in being on the Board should contact Ben Murphy. Ben Murphy, Property Manager with SVN explained that he was hired by the Developer to set up the HOA and assist the new Board. The HOA is a separate non-profit in which all homeowners are members.

There are 54 lots in Phase I and 120 lots planned for Phase II. As lots are developed in Phase II, additional positions will be added to the Board.

There is current discussion with KID to extend the paved walking path with the development of Phase II. There is no plan for a community center or park.

III. Financial Report

Ben distributed a copy of the 2016 budget which was developed based on an estimate for KID, taxes, and water. He explained there was a shortage of \$1,075.00 which was corrected in 2017 as lots sold and builders brought dues current. Adjustments were made to the 2017 contract to cover an increase in KID (water) for the common areas; increase the property management contract to a full year; and cover an increase in the insurance premium.

Jeff explained that the Board is working hard to keep expenses down. Angela is in the process of getting bids for both the landscape contract and the insurance. She reported she has had difficulty in getting a response from landscape companies as they are so busy, however, she will continue to work to get bids this fall, prior to the contract end.

Donna Zuba made a motion to approve the 2017 budget which was seconded by Nancy Manthis. Motion was approved.

IV. Rules and Regulations Enforcement.

Jeff read section 9.1 of the CC&R's stating: Each owner, board member, and the association shall comply strictly with the provisions of this declaration and with the Articles and By-laws and administrative rules and regulations adopted by the Association. Failure to comply shall be grounds for an action to recover sums due to damages, or injunction relief, or both.

A. Dumping on Vacant Lots – Jeff mentioned that it is common to see concrete trucks dumping cement on the vacant lots. Both DJ's Pumping and American Rock Products have been advised not to clean their trucks on vacant lots. Homeowners witnessing any dumping of debris on vacant lots are encouraged to contact Jeff or Ben.

B. On-street Parking

Jeff read sections 7.10 and 7.13 of the CC&R's. The Board has determined that on street parking will not be allowed for the following reasons: 1) impedes emergency vehicle access 2) impedes access for snow removal and street cleaning equipment 3) safety for children and 4) reduces crime. An exception will be made for short-term guests who are visiting a homeowner. In addition, RV's and boats will be allowed to park on the street for loading and unloading purposes only. No negative comments were voiced.

Karen Agar commented on the amount of cars speeding through the neighborhood. Ben suggested including a complaint with your water bill or calling the non-emergency number for the City Police Department. Homeowners were encouraged to call and request a speed reduction on 45th, placement of a reader board, and extra patrols. The effectiveness of speed humps in the neighborhood was discussed with several people voicing both pros and cons.

C. Garbage Cans

Jeff read section 7.20 of the CC&R's. The Board has determined to enforce the ruling that all garbage cans must be screened from the street and any other home owner. There was discussion regarding changing this to allow garbage cans to be placed beside the house. Jeff explained that it would require a majority of 75% of all homeowners to change the rule. 99% of homeowners present at the meeting voted to pursue changing the rule to allow garbage cans to be stored behind the front site line and alongside the house. The Board will work on new language which will be sent out to homeowners to be voted on. Jeff will pursue obtaining signatures of any homeowners not responding to Ben's request for vote. Jeff mentioned that the rule will be enforced until the rule is voted on and changed.

The question was raised as to when garbage cans can be placed on the street for pickup as the rules say they can be "placed in view the day of garbage pickup". General consensus was that cans can be placed on the street the evening prior to pick up and removed the same day as pickup (to total approx. 24 hrs).

D. Fences

Jeff read section 7.15 of the CC&R's. The Board has determined that all exterior fences must be either stained or painted in an earth tone color compatible with the exterior of the structures they adjoin. Interior fences may be left natural.

E. Enforcement Procedures

Ben will be the point of contact for enforcing complaints. Upon receiving a complaint, Ben will send a soft notice which states the violation, including a fine schedule. If the offense is not corrected within 10 days, a 2nd notice will be sent noting that fines will levied on the 5th day. Multiple offences of the same violation within 90 days will be treated as one violation.

V. New Business

A. Retention Pond

The HOA is responsible for maintenance of the retention pond located at the end of 42nd Court. The Board is aware of the unsightly appearance and unfavorable conditions of the pond and has been exploring options to improve its condition. Nicole Prince, who lives adjacent to the pond, commented that she has had frogs in her house, her children's legs are covered with bites in the summer and the stench from the pond is disgusting. They were told the pond would be lined and rocked by the builder when they purchased their home. In addition, there have been 3 cases of West Nile reported in our area.

Ben reported that Mosquito Control has the pond on their schedule to test regularly and will treat it as necessary. Last year, Heritage Landscape cut the weeds and applied a broad leaf spray to the area. Heritage submitted a bid of \$750.00 to cut and \$250.00 to apply ground kill. They estimated this would need to be done 3 times for a total of \$3,000.00. The HOA does not currently have funds to cover this, so the Board proposes having a work party on Saturday, July 15th

beginning at 7:00 AM to cut the weeds and spray. It most likely will need to be done more than one time. Eight people indicated they would be willing to help by a show of hands. If insufficient numbers show up at the work party, the Board will seek additional bids to maintain the pond.

Long term, the Board is exploring other options including lining and rocking the pond. Chris Arteaga suggested adding a pump to keep the water from becoming stagnant and aerating the ground to help water leach into the soil.

B. Low Water Flow

Nancy Mathis asked if anyone else was experiencing low water flow. The City checked and flushed her meter which helped short-term. City representatives told her they would boot the flow up as homes are developed or if other homeowners reported problems. Homeowners were encouraged to call the City if they are experiencing low water flow.

C. Newsletter

Angela commented that Lindsey Stone has volunteered to produce a neighborhood newsletter. She will email it to homeowners and possibly post it on the mailbox. It will report neighborhood information, crime and other items of interest to homeowners. If you have newsworthy information, please email them to Lindsey. We also have a facebook page: Cherry Creek Estates

D. Summer Get Together

Angela reported she is in the process of organizing a summer get together. She is thinking of a "Porch Crawl" with drinks and appetizers served from the front porch.

VI. Adjournment

Kitty Burtner made a motion to adjourn the meeting. Nicole Prince seconded the motion. Jeff adjourned the meeting at 7:40 PM.

Respectfully submitted by Faythe Moore, Secretary