

# Cherry Creek Homeowner's Association

## May Board Meeting

May 22, 2017

### I. Call to Order

President Jeff Moore called the meeting to order at 6:06 PM at 4344 So. Anderson Pl., Kennewick, WA. Those in attendance were: Jeff Moore, Frank Bono, Angela Ayres, Faythe Moore, and Ben Murphy.

### II. Old Business

#### A. Discussion Regarding Fines

A fine schedule commonly used by SVN Retter & Company was used as a guideline. Changes made to the schedule were as follows:

1. Paragraph #: Change 10 days to 5 days
2. Pets: Change 10 days to 5 days
3. Trash Containers and Collection: Initial Fine change from \$250.00 to \$25.00
4. Other Buildings: Change 10 days to 5 days

The new fine schedule is attached. It was agreed the Board will take comments from homeowners at the general meeting regarding: 1) vehicles parked on the street, 2) garbage cans stored beside homes rather than behind fences, and 3) the finish on fences (natural, stain, paint).

#### B. Care of the Lower Retention Pond

Heritage Landscaping submitted a proposal to cut and spray the weeds in the lower retention pond for \$900.00. They estimated the pond will need maintenance 3 times this summer for a total of \$2,700.00. The Board decided to ask homeowners at the General Meeting if they would be willing to form a work party to maintain the pond. If response is low for a work party, the Board will seek additional bids. Ben reported he has talked with Mosquito Control and they will spray the pond as needed. He also reported they do not believe the pond vegetation is a problem as it is not in the water. There was further discussion regarding lining and rocking the pond. Ben said he estimated it will cost between \$15,000 and \$20,000 to do this work. Angela will obtain bids for lining and rocking the pond so the Board can make an informed decision on what action to take.

### C. Process for Complaints

Ben will be the point of contact for all complaints. Within three (3) days, he will email all Board Members a copy of the complaint and his response. Frank suggested we create a spread sheet for the Board to track complaints.

### D. Phase II Outside Fencing vs Block Wall

Ben reported he discussed the Board's suggestion of using a block wall along 45<sup>th</sup> and Ely rather than wood fencing for Phase II with the Developer. The Developer is open to exploring the possibility and will obtain bids for price comparison.

### E. People residing in the Shed

Kennewick Code Enforcement checked the shed and found no evidence of anyone living in there.

### F. Insurance

Ben provided a copy of the insurance coverage. The policy covers the common areas on 45<sup>th</sup> Street and in front of the retention pond and any legal action against the Board. As follow-up from the Board's desire to use a local agent, Angela will seek quotes from local agents.

## III. New Business

A. The Board decided to hold off on sending correction notices regarding on-street parking violations and garbage can violations until after the General Meeting. Instead, Ben will email a copy of the City of Kennewick's "Good Neighbor" pamphlet to all neighborhood homeowners.

B. Ben mentioned that meeting minutes are to be made available to all homeowners. Angela suggested an on-line newsletter would be nice. She has all of the email addresses.

## IV. Minutes

Minutes from the April 20<sup>th</sup> meeting were approved as submitted.

V. A work session will be held at Bono's residence on Thursday, June 15<sup>th</sup> at 6:00 PM to prepare for the General Meeting. Meeting was adjourned at 7:52 PM.

Respectfully submitted by Faythe Moore, Secretary

