

Cherry Creek Homeowner's Association
April Board Meeting
April 20, 2017

I. Call to Order

Ben Murphy, SVN Retter and Company Property Management, called the meeting to order at 6:05 PM at the SVN Retter and Company Office located in Kennewick, WA.

II. Introduction of Attendees

Those homeowners in attendance were Frank Bono, Angela Ayres, Faythe Moore and Jeff Moore.

III. Election of Officer Positions

Ben asked for volunteers for the positions of President, Treasurer, and Secretary. Discussion took place regarding adding the position of Vice President.

- A. President – Jeff Moore
- B. Vice President – Frank Bono
- C. Treasurer – Angela Ayres
- D. Secretary – Faythe Moore

Faythe made a motion to accept the slate of officers as presented. Angela seconded the motion. Motion approved. The Developer currently has authority to appoint HOA Officers so no vote is needed by the general membership.

IV. Financial Report

A. 2016 Review

Annual Budget - \$10,965 (estimated)

Discussion: Heritage Professional Landscaping is under contract to maintain common grass areas bordering 45th, grass areas bordering the upper KID pond on Anderson Pl. (mailboxes) and the lower collection pond. Heritage did spray weeds inside the lower retention pond area without additional charge in 2016. The Board requests additional bids be sought for landscaping next year.

The management fee was lower as SNV Retter and Company did not charge a fee until they assumed HOA responsibilities.

KID was substantially higher than estimated (difference reflected in 2017 budget).

The original development declarations state the HOA will maintain the grass area on Anderson Pl. by the mailboxes and the lower collection pond, however, no water assessment will be charged. KID has been maintaining the weeds inside the fence at the upper pond. Angela stated the frogs are very disruptive in the lower pond. Further one person in Cherry Creek Estates (CCE) and two people in nearby neighborhoods contracted West Nile last year. Discussion took place regarding rocking the pond to reduce the mosquito and frog populations.

There are a total of 54 lots, approx. 12 are undeveloped. 2016 dues are current on all lots. \$203/per lot per year

B. 2017 Budget

Proposed Budget - \$12,275

Adjustments from 2016 – KID increased by \$800 to \$1,300; insurance (Cincinnati Insurance Co.) increased \$529 to \$1,729; landscape contract reduced by \$19

Discussion:

Our agent for the Cincinnati Insurance Co. is located in Bend, OR. Ben explained it is difficult to obtain “Liability Only” insurance. The Board suggested obtaining additional quotes prior to renewing the policy to ensure competitive pricing.

Invoices were sent in February for the first half-year HOA fees based on the 2016 rates of \$203/yr. In order to fully fund the 2017 proposed budget, maintaining the current replacement reserves at \$1,500, the annual charge needs to be increased to \$227.32/per year per lot. The increase will be reflected in the Second billing.

Motion was made by Jeff to present the proposed budget to the general membership for ratification at the next Annual Meeting. Frank seconded the Motion. Motion approved. Proposed date for the Annual Budget was set for May 25th. Ben will secure a location and send notices to homeowners.

V. Open Floor

A. Complaints – When Ben receives a complaint, he currently sends a notice of the violation and sends a 2nd notice a week later. Currently, the Association does not have an approved fee schedule to issue fines for non-compliance. Ben will continue to handle complaints and copy the Board on all communication. Ben will email the Board examples of what fines other HOAs are charging prior to the next meeting.

B. Parking in the Street – Currently we have several cars, utility trailers and/or construction trailers parked on the street on a daily basis. Vehicles/trailers created a hazard during inclement weather as well as became obstacles for street cleaners last year. **HOA Rules state “all vehicles must be stored in garages or in a manner which the Board reasonably determines is not offensive when viewed from the**

street or from the ground level of adjacent Lots. ...The Board shall have full authority to determine if any vehicle is obnoxious or undesirable to other Lot Owners and take appropriate steps to correct such a violation of this covenant”.

Questions considered: How many cars can one residence park in the street before it becomes obnoxious or undesirable? Will parking in the street lead to residents repairing vehicles parked in the street? Decision: The Board agrees the preferred area for parking/storing vehicles is within the garage, however, the Board will allow parking of vehicles on concrete driveways. However, double parking or parking on sidewalks is prohibited. Construction/utility/camp trailers, boats or RVs shall be parked/stored in a garage or fenced area. RV’s can be parked on the street for up to 24 hours for cleaning, loading and unloading.

C. People Living in Sheds – The Board agrees to abide by Fire and Building Codes that prohibit anyone from living in an “out building not intended for habitation”. Any infractions will be reported to the City of Kennewick to enforce.

D. Garbage Cans – HOA rules state, “All garbage, refuse, rubbish, cuttings, or debris of any kind shall not be deposited on or left upon any Lot unless placed in an attractive container suitable located and screened from the view of any other Owner. ...Garbage cans may only be placed in public view on the day of garbage pickup. Several homes are currently storing garbage cans either in front or beside their residence. Ben reported the debris and concrete dumped on vacant lots will be cleaned up next weekend.

E. Common Area Fences – Fences bordering 45th are to be painted a color designated by the Developer (this does not include fences on the canal right-of-way). Ben stated the HOA is responsible for maintenance and replacement of common area fences. Frank commented the cost for a block wall is not much more expensive than a wood fence. Discussion took place regarding block wall vs. wood fencing. Further research will be done and the results will be presented to the Developer for consideration in Phase II.

F. Dogs Off Leash – CC&R’s state “Animals shall not be allowed to roam loose outside the limits of any Lot in which they are kept. According to City leash laws, Dogs are required to be on-leash anytime they leave their owner’s property. Any complaints will be reported to the City to enforce.

VI. Meeting Adjourned

*** Comments in red were not part of the meeting discussion and have been added for the sole purpose of clarity and reference to HOA documents.

Submitted by Faythe Moore, Secretary