**Annual Homeowner’s Meeting Oct 19, 2024**

Call to Order: Meeting called to order at 10:10 am after small set up at Bonney Lake Library

In attendance: Cris Entrop, Silvia Cooke, Carol and Randy Rich, Barb Marborg, Julie Summers, Jaeleen, Elizabeth, Scarlet, Svetlana, Lee Entrop; Joanie Davey was online.

Year in Review:
Joanie did wonderful job collecting all of the dues for 2024, as well as past due and fees
We were able to close our storage unit and save money
Jim Herrera did a wonderful job doing the newsletter and his time is appreciated
Kelsey taking time to do the digital
Joanie opening her home to us for the meetings

Upcoming: Check water bill
 Landscaping bill (what does he do / what are we charged for
 Can we move the PO Box to within our neighborhood boxes

Financial Reports – Annual Financial Report & Presentation of 2025 Budget – prepared by Treasurer Joanie and reviewed / read by President Cris.

 In review of bills, we would like to have a review of what the landscapers are doing, how often they do something for us and dictate to what he is doing and what we are being charged for. We will ask for a more descriptive invoice.

Sept Report approved by board.

Quarterly report prepared by Treasure Joanie and reviewed by President Cris
 In review, the high cost of water was question – There is a possible leak somewhere that the last board was supposed to check on and that may not have been done. The City of Bonney Lake can will help monitor that – we will see if we can find out from past members if there is a meter that we can check and see what might be the issue.

Quarterly Report approved by Board.

Rreview of the 2025 Budget -
Questioned why we have storage fees – because Joanie is not going to be on board, she will not want her home used to store the HOA things – so we may need to have storage.

Can we look into changing the bulbs in our street lamps that will be expensive to start, but once we do that will save money on the power bill.

Price of stamps have gone up – we will have encompassed that price in the budget.

As it stands, 10,010.00 for 2025 will not be enough due to higher cost of things (Stamps, Legal Fees, CCR Rewrite, Events, Newsletter and higher water. We put 920.00 for Storage, and right now we aren’t using that, so we may be able to take some of that.

It was proposed to move the mail into one of our boxes within the neighborhood vs having the PO Box so board members do not have to go out of the way to get the mail and we can save money vs having the PO Box. We will check on that with the Post Office.

Nothing to approve because we will re-adjust the budget before the November Meeting.

Election Committee: No one was on the ballot – but there were a few write in’s -
Julie Summers with 9 votes
Lana Antohi with 8 votes
Joanie Davey with 6 votes
Randy Rich and Travis Weber with 3 votes
Jay Crosby, Jim Bouchard, Belmont, Zibby Simson and Barb Moberg all had 1 vote

Julie presented CRHA Official Ballot Emergency Vote. First we will ask those that received votes if they want to run the board.

If we have no one that is willing to step up we cannot have a fully functionally board.
Home Owners will be offered the choice of
A) If a limited duty board is approved, they will maintain bills for a two year trial or until folks step up to do full board duties to be appointed / elected to replace limited board.

B) CRHOA be dissolved. Begin process toward permanent dissolution of the HOS in 2025. This will require additional HOA meetings and final vote.

C) If a limited duty board is approved, look into a management company to maintain the rest of the Association Duties not filled by the limited duty.

CCR and Re-Write Committee: Barb, Randy and Lana
Overview of the changes that they would like to see was put on every doorstep for review. They took 5 ½ months to do the rewrite. The last update was 13 years ago in 2011.
(See website for changes that were proposed)
Barb read through the changes that they would like to see changed – however, since we do not have enough people here at the meeting at the present time, no vote can be made.

Questions or comments: Julie did comment on 3:3 and 3:5 she feels like it is confusing, not voting on an agenda, maybe change the wording.
2:1:2 Board members need to provide a contact (not necessarily personal phone / email)
We need to have a way to contact the board and each member should have their own emails so home owners can see who is answering the emails.
2:5:2 Not taking a compensation – Under the State of WA, boards and committee members are considered voluntary positions and compensation (no dues being paid) is not something that has to happen. Should be written as monetary compensation.
3:6:1 maybe title executive session as it is under special meetings (This was taken directly out of the RCWs which is why it is so long)
3:7 Action without a meeting (define what action needs to be taken)
4:1 Records of association – board doesn’t need to have a phone number, but they need to know who lives in the house. Should be worded as address.
3:6 Word board can allow vs require the board to participate and take questions. Technically the board meetings are only for the board to conduct meeting business for the board and not required to hear home owner complaints and comments. Change wording.
What is the meeting of board liason and who where should they serve vs having the committee reporting to the board other than the ACC.
2:3 Fines – 30 day time frame to go into lien seems to quick. The Fine and Fee Schedule that was voted on is now law. Present board agreed with that in April and would enforce the fee schedule. Home owner has opportunity to challenge any letter. It can stretch out more than 30 days for someone that isn’t compliant. They also can work something out with the board. The Fine Fee Schedule is a policy, it is not in our CCRs and By Laws.

Barb is asking that the noncompliance is taken care of be followed through with the fes and schedule. The board doesn’t recognize any complaint unless we get 5 home owners near the one that is in non-compliant – so she doesn’t feel like the only ones that don’t take care of.

She would like the issues to be taken care of,, she spent over 5K of her own money due to rat problems, she wants us to be a community and be able to help each and every home owner that is in compliance with dues.

Requested by Barb – who is going to do the legal of the reqwite - board does not know at the present time because we don’t know who will be running the board at that time.

How many rentals do we have in the association.

Next monthly meeting is Nov 18th.

Meeting ajorned at 11:52