

Crestridge Estates  
First Quarter HOA Board of Directors Meeting Minutes  
For March 17, 2022

Board Officers present:

Albert Hanson, President  
Valerie Bollard, Secretary  
Eva Myers, Treasurer  
Jeff Michaelson, Board Member  
Josh Scheidler, Board Member

No Board Officers were absent. No HOA Community Members attended.

The meeting was called to order at 4:30 pm

Treasurers Report:

- Savings/Checking Account Balance is \$14,217.19
- Annual Dues Collection:
  - 63 properties have paid dues totaling \$5,882
  - 9 properties have not paid their annual due yet.
- Late fee notices with an added \$5 (plus postage) charge per month will be mailed out in April and every month thereafter.
- An invoice was received for 1 year renewal of our Post Office box in the amount of \$156.
- A second invoice for attorney costs was received. This was a charge to remove a property lien against a delinquent landowner who paid their debt. Invoice amount is \$163.20.
- This amount will be billed to the landowner for reimbursement of the HOA. If not paid, a \$5.50/month late charge will accrue until it is paid.
  - V Bollard made a motion to pay bills and approve report
  - A Hanson seconded
  - Motion carried

Topics Discussed:

- 1) The split rail fences on our corners came to our attention when a landowner requested permission to remove them from their property. The wood is deteriorating. It is the Board's understanding that the original developer placed this split rail wood to mark the street corners. Our Bi Laws do not give the HOA easement of properties to repair or replace the split rail fence. Permission was therefore granted to the landowner to remove it. We also determined that it will be the individual landowner's decision as to what happens to the wood from their property. In an effort to make the community aesthetically cohesive, the Board asks that all split rail wood placed on the street corners be removed within the next 12 months. There are some homeowners willing to

assist with trailers and chainsaws, if requested. Contact a Board Officer if you require help removing or disposing of the wood.

- 2) There is a standing complaint against a landowner with disabled or dismantled cars on their property. It was determined that two members of our Board would schedule a property inspection with the owner. If there is a CCR infraction, the Board will pursue the issue through a process outlined in our HOA Bi Laws.
- 3) It was suggested that before the Board is contacted regarding neighbor complaints, homeowners try to work out a solution themselves. Formal complaints should only be submitted after this has been attempted or if there is a safety concern.
- 4) V Bollard will look into if there are any previous outstanding CCR violations that our board needs to follow up on.
- 5) A Hanson will make sure our March Board Meeting minutes are posted on the HOA website.
- 6) A Hanson will follow up to ensure our "Notice of Homeowners Association" document is updated with our correct address and email and filed with the County. He will give a progress report at the next meeting.

\* Quarterly Board meetings will be held in July, September and December; dates will be posted at the mailboxes and our website.

The meeting adjourned at 6:00PM

Submitted by V Bollard