

**Claridge Park HOA
Board Meeting Minutes
January 18, 2018**

Attendance:

President: Greg Taylor

Vice President :Amy Havenner

Secretary: Deb Bicknell

Treasurer: Deanna Knopp

Directors: Becky Carlson, Kristi Prest:

J&M Management Representative: Heather Ross.

The meeting was called to order at 7:00 pm by President, Greg Taylor at the Graham Fire Station.

Financial Review:

A financial review and report was presented by Heather Ross of J&M Management. At the September Board Meeting, it was discussed that the HOA has been operating at a loss for last several years. As a result of the shortfall, the HOA dues were increased from \$160.00 per year to \$175.00 effective, January 1, 2018. Statements were sent to all Homeowners the second week in January. It is anticipated that there will be questions regarding the increase. All questions will be referred to Heather Ross.

The following financial reports were presented by Heather and reviewed by the Board:

Profit & Loss – December 2017

Profit and Loss – January, December 2017

Balance Sheet – December 2017

Detailed Account Receivables

Review and approved minutes from September 2017

The reports as written will approved by the Board.

Heather informed the Board that the CD in the amount of \$5,896.28 expires on February 4, 2018. Heather advised that the CD needs to be renewed or cashed out. The interest received on the CD has been minimal. A motion was made and approved by the full Board authorizing Heather Ross to cash the CD upon maturation and move the money to the reserve fund.

Old Business

The minutes from the November Board meeting were reviewed and approved.

Lot 1: No Trespassing signs have been posted. There are additional signs needed on the BECU end. Heather will take care of the additional signs. Several Board members met on a Saturday and boarded up the home on Lot 1 in an attempt to secure it and prevent further damage. Greg purchased the necessary material and has been reimbursed. These efforts were appreciated by the full Board. Both Greg Taylor and Becky Carlson have checked on the property since it was secured, and have reported that the property has not been disturbed. No one is living in the property and the boards are still up, securing the entrances. The property is still in limbo and continues to be an eyesore at the entrance to our neighborhood. Heather continues to try to work with the financial institution that owns the property. She has expressed our displeasure with the lack of movement on the foreclosure, with no response. It is anticipated that the situation will continue as it has in the past.

Lot 6A: The fence along Gem Heights drive is still out of compliance. The tops and end caps required on the posts are still missing. The house is still being used as a rental. New renters have recently moved in. Heather contacted the owner and explained that the fence must be repaired and the renter must comply with all CC&R's. Heather will continue to follow up on the issue with the fence.

Fred Meyer: Heather continues to work with store manager, Darrin, regarding the issues with the berm. Heather and Darrin walked the berm together within the past few days. Some of the trash, mattresses etc. have been cleaned up. There is still work to do. The District Manager was scheduled to walk the berm with Darrin and Heather, but was called away to another meeting. Lack of support from the Fred Meyer home office regarding finding a permanent solution to the broken gates, lighting, sprinkler system continues to be a problem. Heather is steadfast in her continued attention to the berm issues and our neighbor, Fred Meyer.

New Business

New Board: The first new business for the year was to elect a new Board. Nominations were made and seconded and the new Board was elected. The new Board member are:

President: Greg Taylor

Vice President : Amy Havenner

Secretary: Deb Bicknell

Treasurer: Deanna Knopp

Directors: Becky Carlson, Kristi Prest:

Homeless/Crime:

There continue to be issues with the homeless in our neighborhood and other neighborhoods in the area. Board members mentioned issues behind Wal Mart, Winco, near Silver Creek and behind Tres Amigos. Car prowls have reported by a local blog and have been experience by some of the Board members.

Becky Carlson discussed an App, Next Door. At the present time Becky and other board members are connected with the Wyndham Woods group on the Next Door App. This group includes Wyndham Woods and 38 other local neighborhoods. Becky explained the App and how to get on the site. The blog discusses local events, crime, lists local business offering services etc. The App is helpful as it is a way to stay connected with others in nearby neighborhoods. During the Christmas season there were numerous reports regarding people in the area attempting to steal packages from delivery vans, scoping out neighborhood etc.

A suggestion was made that perhaps Greg Taylor could reach out to the Presidents of local HOA's in an attempt to address the homeless problem. Heather will provide the contact information that she has regarding other HOA's. Once a list is made then further assistance can be rendered to help Greg get in touch with the other Presidents. An annual meeting of president's of HOA's in the area was suggested in an effort to rally other neighborhoods to address the chronic issues in the area.

CC&R's

Greg Taylor raised the issue of our CC&R's. Greg suggested that the Board review the CC&R's on their own time, and that we meet in February to discuss updates and changes. Greg pointed out that there are restrictions that may have made sense in 1990, but do not work for 2017. Heather will contact the attorney for J&M to inquire what the cost of a legal review of the amended CC&R's would be. The CC&R's are available for review on the website, www.claridgeparkhoa.com . The Board will meet separately to discuss the CC&R's prior to the March meeting.

Next Board meeting: March 15, 2018 at 6:30 p.m. at Graham Fire & Rescue.

Meeting adjourned 20:51