

Claridge Park Homeowners Association

Board Meeting Minutes

October 5, 2016

Attendance: President, Margaret Furtado; Vice President, Amy Havenner; Secretary, Ricki Harrington; J & M Management, Heather Ross; Guest, Greg Taylor.

Absent: Treasurer, Nikolay Nenkov; Director, Deanna Knopp

The meeting was called to order at 7:00 PM by President Margaret Furtado at the South Hill Library.

Financials: The financials were presented by Heather. New bills will be sent to all homeowners on the A&R Aging Report. Heather will send a new A&R to the board prior to the annual meeting. The financials were then approved.

ACC Requests: All outstanding ACC requests have been approved and the signed forms returned to Heather.

Lot 1 - The auction for the sale of this house has been postponed again! The new date is October 14, 2016.

Lot A - The homeowner asked that their fines be eliminated as they are working on their lawn and now have the house for sale.. The house has been a rental and the homeowner stated that he was unaware that there were issues with the lawn. He further said that he had not been receiving letters from J&M. Because the lawn and fence have still not been brought into compliance, the board agreed to remove 1/2 of the fines if the yard and fence are brought into compliance by October 31, 2016. Compliance must be maintained for 6 months or the full fine will be reinstated.

Lot B - The homeowner asked that their fines be eliminated since an ACC has been approved for the repair & redesign of their yard. Since work has not yet begun, the board cannot make a decision regarding the removal of the fines until the work has been completed.

Old Business:

Minutes - The minutes from the August 3, 2016 meeting were reviewed and approved.

Fred Meyer Berm - Nothing has been resolved with the berm; people continue to be seen there. Amy advised that the north gate to the berm is missing or broken. There are also brush and branches that need to be removed. Margaret will follow up with Pierce County Land and Planning Services regarding any action that they will take on our behalf. Heather will once again follow up with Fred Meyer to advise them about the North gate and to ask that they walk the bottom of the berm rather than the top in order to fully see the trees that are in danger of falling and other issues.

Entrance Sign - Ricki brought pictures of entrance signs to other developments in the area. The board selected three that they liked and Heather will research the costs of each.

New Business:

New Board Member - The board elected Greg Taylor to the board.

2017 Budget - The 2017 budget was reviewed. The entrance sign line item was increased from \$300.00 to \$1,000.00. The budget was then approved.

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Annual Meeting - Heather will send out the fall newsletter next week. It will include information regarding the annual meeting and the subjects suggested in the August board meeting.

Email Communication - Important information may need to be discussed at board meetings rather than emails, however it will depend on the time frames involved.

Board Member Phone Numbers - Heather will distribute the phone numbers of the board to all on the board only.

Next Meeting: Our next board meeting will be held Wednesday, January 18th, at the South Hill Library.

The meeting was adjourned at 8:30 pm.