

Claridge Park Homeowners Association

Board Meeting Minutes

August 3, 2016

Attendance: President, Margaret Furtado; Vice President, Amy Havenner; Secretary, Ricki Harrington; Treasurer, Nikolay Nenkov; J & M Management, Sami Dallas and Heather Ross.

Absent: Director Deanna Knopp & Director Steve Barrick

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

Margaret advised that Steve Barrick has resigned from the board.

Financials: The financials were presented by Sami. The new format for the A&R Aging Report was discussed and approved. Sami also showed us a new report, Open Invoices, which provides great detail for each violation. Since it is a very large report, one copy will be brought to each meeting for review if necessary and it will also be available to the board via email. The January through July profit and loss statement was not included in the J&M information and Heather advised she will email it to the board tomorrow. The financials were then approved

Lot A: This lot has had no lawn for several months. The board requested that a lien be placed on the property.

Many homeowners feel that they are being singled out and that others who have violations are not receiving letters. Because information cannot be shared regarding who is receiving a letter, violation letters will now include the number of letters sent that month in the various categories - lawns, dues, etc. This information will also be included on the web site.

ACC Requests:

Lot B: Their requested paint colors were approved.

Lot C: They will submit a sample of the roofing material they have selected.

Lot D: The form has been received for painting their house, but color samples need to be provided.

Old Business:

Minutes: The minutes from the June 14, 2016 meeting were reviewed and approved.

Fred Meyer Berm: Amy continues to be in touch with Fred Meyer. Margaret has contacted the Pierce County Land and Planning Services and they are following up with Fred Meyer.

Lot E: The board agreed at the last meeting to remove the lien and fines provided that the homeowner kept the gravel weed free and not park on the gravel. Since that time, the homeowners have continued to park on the gravel. Our attorney has discussed this with their attorney and if it continues, the lien and the fines will be reinstated. Because attorneys are involved, we may need to provide pictures of the violation in addition of our reporting the times of the violations.

Lot F: The homeowner sent a letter to J&M requesting that their fines be dismissed as they have cleared their yard of dandelions. They also agreed to begin making \$50.00 monthly payments on their 2015 & 2016 dues. The board agreed to accept the \$50.00 monthly payment plan for their dues and will reduce their fines by 50% if they bring their yard into compliance and keep it that way.

Entrance Sign: Niko suggested that we take pictures of signs that we like and bring them to the next meeting. Once a style is decided on, Heather can do research regarding the costs.

New Business:

Newsletter: It was suggested that the Fall newsletter include articles on how to effectively kill weeds, clarification that stumps must be removed from the front yard, leaves need to be raked on a regular basis, and a reminder regarding our web site.

Next Meeting: Our next board meeting will be held Wednesday, October 5th, the place will be announced.

Annual Meeting: Our annual meeting will be Wednesday, October 26th, at the Graham Fire Station.

The meeting was adjourned at 8:30 pm.