

CEDARGROVE MAINTENANCE COMPANY
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ANNUAL MEMBERSHIP MEETING MINUTES

Saturday, May 10 2025 at 10:00 a.m. in the Common Room at Concrete High School,
7803 S. Superior Avenue, Concrete WA 98237

Meeting Called to Order at 10:04 a.m. by President Brad Monrad.

President Brad Monrad welcomed everyone and introduced the Board of Directors: Kathy Monrad/ Treasurer, Dennis Conte/ Secretary, members Alice Willis, Bobby Leopard. Terry Hobbs absent.

Secretary Dennis Conte informed Brad that we presently have 38 members at the meeting representing 57 votes We need 36 owners/votes or proxies to pass a vote. The meeting has been validated for official business. The minutes for 2023 were motioned to accept and passed.

Dennie Conte read the minutes of the last official Annual Membership Meeting of April 22, 2023. The meeting in 2024 was not validated due to the lack of a quorum.

Treasurer, Kathy Monrad read the annual treasurers report of 2024:

Opening Balance:	\$12,202.60
Revenue/Income	\$16,909.50
Expenses (PSE,Postage,Supplies,Admin,Travel)	\$12,442.93
Insurance/Bonding/DNR:	\$3,483.10
Legal Expenses (Tax Prep,Filing,Secretary of State,	
NSF fees on Checks):	\$3,465.00
Ending Balance 12/31/2024:	\$9,721.07

Open Discussion on the Treasurer's Report: Some members asked the board to provide the actual costs (itemized) for the meeting next year. Another member suggested that we change the date for annual dues. It may be a hardship on families after xmass expenses and tax preparations.

The Annual Report was motioned to accept and passed.

Park Maintenance Report: Brad discussed some of the repairs that took place in 2024. A member volunteered to complete some welding on the basketball backboard to reinforce the structural bracket. A special thank you was mentioned for the volunteer work completed all year by David Mcilraith and Ernie Leopard. We announced that we will have a Community Park Cleanup this year. 12 members volunteered to participate.

Old Business: Members asked if we could invite some Skagit County Council members to attend the meeting next year. The members are not satisfied with the services that they are responsible for in our neighborhood. We reminded people of how to file a complaint with the county and provided hand outs

with instructions. A resident mentioned that a streetlight on Baker Drive needs repair, intermitting light. The members discussed the need for Skagit County to install lights on the streets so we can stop paying PSE for the rental cost and power. The board will discuss the alternatives.

New Business: Discussions about annual costs and fees took place. The board explained how our costs have continued to increase for PSE, Insurance, Bonding, Tax Preparations/Accounting, Mailings, Filing Fees, Lien Fees, Supplies, and Admin Supplies . That there has not been an increase in dues for the last 10 years, yet all of our expenses have gone up. The members discussed the need to increase the annual membership dues. A motion, and seconded, was made to increase the dues by \$15.00 for the year.

The vote passed with 41 votes.

Nominations: The board recognized the resignation and help that we received from Bobby Leopard. The board asked if there were any members interested in joining. The need, obligations, and responsibilities were outlined. The following were nominated, seconded and passed by vote for joining the board: Brad Monrad, Kathy Monrad, Dennie Conte, Allis Willis, Terry Hobbs, Renay Miller, Justin Brundage, Chas Edwards, Dustin Brigham.

The motion was made to adjourn the meeting, seconded, and passed at 11:14 a.m.

Prepared by Dennie Conte, Secretary