

Cumberland Ridge Homeowner's Association
Town Hall Meeting
Tuesday, 9 November 2021

Members of Board Present: Paul Trotter, President, Kim Baker, Treasurer, Leslie Fight, Secretary, Don Jackson, Sylvana Hale, Kim Nimon, Jena Waldron, Jay Nielsen. Absent: Larue Decker

Approximately 27 residents attended the meeting

- President Paul Trotter called the meeting to order at 6:30 pm. A motion was requested to waive reading of last meeting's minutes. Motion made by Martha Dinwiddie and seconded by Sarah Beard.
- Paul Trotter reflected on 50 years of Cumberland Ridge and the recent increase in home & property sales and the high growth rate in our community. Cumberland Ridge has almost doubled in size in the last 10 years to a record number of homes, 242. We have 6.5 miles of community-owned roads. Paul reflected on the increased importance of our Covenants & Restrictions as well as our Architectural Compliance Committee guidelines. Paul briefly introduced members of the board and turned the program over to Leslie
- Leslie Fight, Secretary, Chair of Hospitality & Welcome Committee, briefed the group on recent activities, including the Welcome Committee process of providing new homeowners with a welcome packet & a copy of the Covenants & Restrictions as well as local resources, and, a new houseplant. The committee was proud to stage the first, successful 4th of July Parade and the Annual CR Fall Picnic. Leslie then updated those present on upcoming activities for the committee: a Potluck "Spring Fling" in one of our parks, a 3rd of July Boat Parade and the 2nd Annual 4th of July parade. Leslie's committee will partner in the re-opening of Wilson Park when the new pier & sundeck are finished and dedicated. Plans will include a ribbon cutting & dedication, a fire pit and S'Mores making, as well as possibly hot cocoa. This should be in mid-December.
- Sylvana Hale next took the stage to discuss the plans for Wilson Park, with an overview of the 4 stages, including;
 - Delineate the boundary
 - Safety & Signage
 - Build Pier & Deck
 - Communications of re-opening and dedication. The pier and deck will be dedicated to those in our neighborhood who were frontline workers during COVID-19 and those we lost to COVID-19.
- Sylvana offered a detailed timeframe for these activities & the outline of communications which will go to our community
- Kim Nimon updated those present with news from the Compliance Committee and Yard of the Month. The MAC Group will be sending the first friendly reminder letters out along with FAQs for those who've been determined to be in non-compliance for specific items such as boats, trailers, non-working vehicles and yard maintenance. Garbage receptacles are not on the list at this time. Yard of the Month goes into effect in November with nominations being due on November 15th. the Committee will then determine the YOM and place a sign in their yard. This is part of the two-pronged approach to keeping Cumberland Ridge a beautiful place to live. Ongoing communications from the Compliance Committee and YOM will be sent through the CR HOA Website.
- Jay Nielsen updated the group on Safety Committee findings. Jay assumed the board role vacated by Keith Roberts, who resigned.. Jay's committee has assessed the Flock Safety statistics of entrance and egress from Cumberland Ridge and 12,391 cars entered and exited in a one month period. This committee has a 3 phased approach to reducing speeding in the neighborhood:
 - Speed Signs have gone up all over the community; additionally, Speed warnings were painted on Cumberland Way with reflective paint on the road surface
 - 3-Way Stop Signs are possibly to be added at two critical junctions in the neighborhood: Canyon Rd and Cumberland Way; and Canyon Rd and Treasure Cove. The thinking on this is to stop the high-speed traverse of these two critical junctions.
 - A final, undesirable option is to return speed bumps to the high-traffic roads, primarily Cumberland Way and Treasure Cove. There was more discussion in the Q&A about this topic.
- The floor was then opened up for Q&A to the residents present at the meeting:
- Randy Schulz offered the idea of a wider, walk-way width speed bump which does less damage to a vehicle
- Concern was raised via comments from local EMS services that speed bumps can not only slow down help getting to an emergency case in the neighborhood, BUT, speed bumps can damage an ambulance as they go over.
- A request was made, as a follow up to an Annual Meeting comment that we re-paint the center line on Cumberland Way

- Steve Ellis suggested we trim the trees & shrubbery back on the blind curve on Cumberland Way where there was a recent head-on collision. (Note: one car in this accident was texting and driving)
- There was a lot of discussion that because our roads are private we do not have enforceability with our speed limit and our rules have “no teeth” in them. There was discussion about changing Covenants & Restrictions to include speed limits and enforceable action in the form of fines but this was not embraced. There was discussion about how to capture a car image and speed to make enforcement actionable. There was a question on whether there was any “global” community HOA sharing board where other’s shared common experiences and solutions. TBD – Leslie will check on this.
- Brad Pace stood and thanked the board for their hard work on all areas, especially on speeding. He was gracious in his remarks.
- Paul Trotter adjourned the meeting at 7:44pm

Respectfully submitted,
Leslie Fight
Secretary