

Cherry Ridge Owners Association Board Meeting

Meeting Minutes

April 10, 2013

Opening

The regular meeting of the Cherry Ridge Owners Association Board Meeting was called to order at 6:10 pm on April 10, 2013 in the Troutdale Library meeting room by CROA President Jim Anderson.

Present

Jim Anderson – President

Karen Lavoie – Interim Secretary/Treasurer

Sally England – Commercial Board Member

Nichole Kelly – Apartment Manager

2 ACC Members

2 Homeowners

A. Quorum

Called CC&R Article 3.08 Bylaws Article 5.11

B. Approval of Minutes

Minutes for March 13, 2013 meeting were approved as posted on CROA Website.

C. Finance

NEW FENCE: President Jim Anderson discussed the new fence. The contract was signed and half of the total cost of \$47,461.00 was made. Reliable Fence has ordered the materials, which should take 3-4 weeks to arrive. It will take two (2) weeks to install. Jeff Staines, from Reliable, toured and inspected the fences with Jim. Mr. Staines was given a prior quote (from another contractor that ACC Member Sally Savidge toured with) indicating the height & width of the fence line to know how much material to purchase. Owner Wayne Schulte asked if the fencing turns out to be longer than the 2255 linear feet, who pays for the remainder? Sally said that they measured when she took the prior contractor out. Letters will go out to all owners affected by the construction (those along Cherry Park Road) a few weeks prior to the start of the project. There will be no new fence on Sturges, only Cherry Park Road. The contractors will work in sections removing and replacing the fence. All owners wishing to take part of the old fence for placement at their lots can stop by as the contractors are working and pick up the materials.

LANDSCAPING: Brickman Landscaping is edging two times a month, but Owner Wayne Schulte said they are not doing a very good job. Jim will call and tell them to do better. They have been cleaning up all the garbage along the way, but we need to start policing the garbage as it is not in our contract with Brickman. ACC member Tana will contact the Jr. ROTC at the RHS as he thought they were set to do this for us. Everyone should attempt to pick up garbage in their areas as well.

TREASURER REPORT: Update report included open invoices, profit and loss, income, expense and total assets, monthly bills paid from Becky Johnson. Davis and Graves bookkeeping fees for last month were \$280.55. \$23,730.00 was paid toward the fencing project. \$2,227.50 went toward landscaping which included the \$727.50 for the approved moss killing; we typically pay \$1,500.00 on a monthly basis.

D. Reports

APARTMENT UPDATE: Nichole said that they currently have a 93% occupancy which is up from prior months. There are 11 vacancies and 9 applications going through the process. Nichole has a full time assistant that has allowed the office to stay open later: Tuesday-Saturday until 6pm. Springtime projects will include pressure washing, restriping the parking lot and cleaning the gutters.

COMMERCIAL UPDATE: Our newest board member is Sally England from Merlone Geier the property management company responsible for the Cherry Park Plaza. Sally reports that there are several trucks, school buses, fire trucks, ambulances, etc. using their parking lot as a park and ride. They will be installing tow away signs and hiring a security company to discourage this activity. Sally said that it is considered private property and a liability to have these vehicles parked on their lot. Some attendees said that the fire trucks are there to shop at Safeway and the police officers get coffee at the coffee shop. There is more concern with the school buses and the commercial trucks (who park in the back of the Safeway store). It was recommended to call the school district to let them know about the bus issue.

DELINQUENT DUES: a report was given on delinquent dues collection from VialFotheringham Lawyers. There is \$11,850.23 in arrears, 10 homeowners.

E. Architectural Control Committee

ACC APPROVAL ACTIONS: Sally Savidge requests we include these approval actions by the ACC. Sally also said that she is not getting emails from the website when owners put in requests. Found out her email was listed wrong and will be corrected.

2035 SW Montmore Way – garage door opening 1985 SW Daybreak Way – repair roofing

F. New Business

HOMEOWNERS ANNUAL ASSOCIATION MEETING: The annual meeting will be held June 12, 2013, at the Reynolds multi-purpose room.

BOARD MEMBERS: Two (2) new board members (President & Secretary) will need to be elected; one (1) from a one-year term and the other for a two-year term. There is one ACC vacancy as well. Owners nominate another owner (or themselves) for a term, the other board members vote on which vacancy they will fill.

G. Public Discussion

HOMEOWNER NEWS: We discussed how to make the homeowners meeting more like a meeting rather than a picnic where people – along with homeowners – come to eat and vote. We would also like to get more homeowners to come to the yearly meeting. How to do that?

Wayne Schulte said that the sign on the traffic circle at Sturges/Berryessa was either ripped out/damaged/moved possibly by high school kids. Jim said that Troutdale Public Works is the one who should be fixing the signs. Aaron (from Troutdale PW) looked at the sign, ordered new ones and put them up.

Adjournment

Meeting was adjourned at 7:25 pm by CROA President Jim Anderson. The next general meeting will be at 6 pm on May 8, 2013, in the meeting room of the Troutdale Library.

Minutes submitted by: Interim CROA Secretary, Karen Lavoie