

Cherry Ridge Owners' Association (CROA)
Tuesday March 15th, 2022
6 p.m. Zoom

Establish quorum: We have quorum.

In Attendance Sally Wright, Thomas Schnaars, Roger Shirley & Sharon Caminiti. Four Additional home owners attended.

Old Business

Minutes from December 13th meeting have been approved and are entered into the minutes as approved.

We were over budget in December. Largely due to 1) communication by mail (cost of producing materials, handling, postage and 2) storm damage. We will be reviewing water usage and likely decreasing it this year to keep usage within the budget. We did add 10% to the water budget for this year. We need to have reserves for our neighborhood. The irrigation system has been in place for 25 years.

If you would like to see our budget for February, you can find it on the website under financials. About 75% of home owners have paid the assessment for 2022. We have about \$9000 yet to be collected.

New Business

Resolutions

Late Fee Resolution

#13 resolution for the board to consider is the late fee on unpaid Cherry Ridge Owners Association (CROA) Assessments. Current late fee is \$10.00. Proposal is to increase to \$25 Per month, effective June 1st, 2022. This resolution was approved by the board

#14 CROA follows the city of Troutdale Traffic and Parking Ordinances as written and posted on the city website. Title 10 Vehicles and Traffic & Title 8 Specific nuisance & Vehicle storage & Repair. This also was approved by the board.

#15 Graffiti and /or tagging of Fences.

CCR 5:17 Graffiti and Tagging must be removed within 30 days of discovery. Violation policy procedure will apply. This will be rewritten to include fences and buildings. Sally W. Will present to the board at the next meeting in June.

#16 Solar panels will be researched for updated state guidelines and presented at the June meeting.

Conversion to Email Correspondence

Conversion to email communication will be challenging but it will happen. It will be an on going process. Copy of the Resolutions should be sent out as a hard copy every year. Next meeting in June , we have elections and Sally W. Would like to send a copy of the Resolutions in June with the election information by mail as email communication won't be totally set up. Board Approved

Insurance Reimbursement

We received \$6490.00 from an insurance claim on some of our damaged mailboxes. The money will be deposited in the reserve account.

House Painting Discussion

We have several houses that are pretty bright and one that is very light. Sally W. is looking into updating the guidelines. Other Home Owner Associations do not accept paint chips. They are too small to show how it will look on a house. Suggestions include no longer accept paint chips. One option would be for the home owner to paint a small portion of the home to show the color. 2nd option would be to paint a 20x30 whiteboard. #3 2 members of the ACC must approve the color. If 2 members are not available, a board member may serve as a second reviewer. If the owner does not get approval, they may appeal. We will need to define what the appeal process will be.

Multi-family Update - Thomas Schnaars

Cherry Ridge Apartment siding is almost completed. Painting will start soon. It is coming along nicely.

Commercial Update- Roger Shirley

Roger hopes the a new tenant will be in by the end of the year. Roger cannot share who that will be yet. He hopes to be able to share the information soon. He must have a lease signed before he is able to share that information. Roger continues to work on cleaning the building on the eastside and maintaining the parking lot. Keeping it clean etc.

There was a question concerning the fuel station. Roger mentioned that the fuel station will continue serving the community. There was a question concerning the hours of operation. We do not know what the hours are but they are sometimes closed in the afternoon and early evening.

Owner Update- Sally Wright

We have a new member on the Acc committee, Angelo Caminiti.

We will have elections in June. We will get the information out in May.

Bioswale will remain as it is unless it interferes with water drainage. We were unclear who would be responsible if someone was hurt in that area. It is our property. The city of Troutdale did reposition the cover over the drain. Sally W. Will check to make sure that we have adequate insurance coverage.

Adjourn 8:01