

# CROA Meeting Minutes

March 16th 2021

6:03 pm Call to order.

Board Members Present: Sally Wright, Anita Strain, Roger Shirley, Sharon Caminiti.

There were a total of 8 people in attendance (includes board members).

President Report-Sally Wright

Sally gave an update on business that needed to be taken care of. We did not conduct any business on January 6th. Sharon Caminiti was not approved as Board member yet and Roger Shirley was delayed to the meeting. Minutes from January 6th was approved by Anita Strain and it was seconded by Sharon Caminiti.

Sally asked that we enter in to the minutes that Sharon Caminiti was appointed to the Board as Secretary. Email approvals were recorded with Invest West on January 29th, 2021. Sharon Caminiti was approved to fill the seat that was vacated by Sherri Hooker.

Review expenditures/invoices to enter into minutes:

Approved all expenditures that total \$10,790 for 6 mail units that were replaced in 2021. Total expenditures for mail units since September 2020 is \$18,497. We replaced approximately 10 mail units. Unit on upper Berryessa Place may need to be replaced. Gary Dunn reported that many mail compartments are broken and Post Office has been holding mail.

We are using our reserves for replacing the mail units. When we replace the remaining units, the cost will be approximately \$20,000. The new units are stronger.

Discuss moving US Bank Account to a bank affiliated with Invest West.

Currently no Board Member has access to the US Bank accounts.

Sally stated that she has confirmation from the State of Oregon that she is President of Cherry Ridge Owner Association. She will be able to take this to the bank and be put on the account. Roger asked for clarification on whether or not Invest West had access US Bank Accounts. The answer was no. We will maintain the US Bank account independent from Invest West.

Changes to the website: Sally spoke to Pat Steinmetz. Pat is the person who maintains our website. Information on the website is out of date and needs to be cleaned up. Pat charges \$35 per hour and she stated it would take

# CROA Meeting Minutes

March 16th 2021

approximately 2 hours to update and make some minor changes. Once approved Pat will update the website. Charges approved by Roger and seconded by Anita.

Sally reported that the winter storm damage cost \$2900. No structure damage, but a little damage on the fence of the neighbor on the Northside of Daybreak way. Neighbor is aware that he is responsible for repairing his fence. David has finished with the tree and is working with DJ to make sure there is no damage to the irrigation system. No update at this time. We have approved to pay this invoice. Sally stated that David has done a good job.

Update from Anita Strain-Cherry Ridge Apartments.

Anita stated that in the next few months there will be some major construction. They will be replacing siding, windows and replacing decks. The Apartments are 26 years old. Minor activity with the homeless. A couple of residences seem to encourage some of these people coming over. Anita is working on stopping that behavior. Very minimal damage from the snow storm. Anita did have a problem with snow removal and Roger is sharing a company name to help her in the future.

Update from Roger Shirley, Cherry Ridge Market Place.

Roger reported that there is a new Tenant, T-Mobile. They are open for business. 2 more possible tenants coming soon.

Safeway roof collapsed and no one was hurt. 20% of the roof fell in on the 18th of February. It will be 6 months to a year before Safeway reopens.

A sprinkler pipe broke also on the 18th of February by the dry cleaners. We will see new tenants and a development in the Pad. Back of buildings on the east side, will be cleaned and painted in the coming year.

Reynolds High School in person learning will start slowly in April and hopefully back to normal in the Fall. Roger encouraged everyone to support Safeway when they reopen.

Update from Sally Wright- Cherry Ridge Owners.

Barrier on east side of Sturges, in late February, it had been breached by a car going 70 miles an hour. The Driver didn't know it was there. Sally spoke to Chris Damgen, Community Development Director, City of Troutdale. Asking who is responsible for the barrier and what is it going to be ultimately. Is it going to

# CROA Meeting Minutes

March 16th 2021

meet our needs to keep traffic from getting into Cherry Ridge? Sally has asked if the big new barrier is permanent and she is waiting for an answer from Chris. Sally sent out 30 courtesy letters about trash cans out in front of houses. Only 2 have not complied at all. Sally will continue to monitor the neighborhood and remind owners. Most everyone who received the letters have been very nice. They made the changes and were thankful.

Sally stated that she has sent out 4 welcome letters since the first of the year. We are looking for an Architectural Control Committee member and Elections will be held in June. Information will be sent out in May, The actual date for the meeting will be June 22nd, 6pm.

The meeting was adjourned approximately 7 pm