

CHERRY RIDGE OWNERS' ASSOCIATION
(CROA)
ANNUAL MEETING
TUESDAY, JUNE 20, 2023
6 P.M.

Call to meeting 6pm

Board members present: Sally Wright, Thomas Schnaars & Sharon Caminiti.
We have quorum.

Entered into the minutes that Sharon Caminiti will serve one more year. Stuart Crandell approved via email.

Old Business

- Enter into minutes approval of March 2023 minutes with correction. The correction is that the Reserve Study will be done by Schwindt & not by Vial Fotheringham.
- Enter into minutes approval of:
 - Mr Tree; 3 invoices; \$1,650, paid January 2023. \$2250, paid December 2022 \$4,975, paid November 2022. Total = \$8,875 for tree work
 - ProBlade; \$790 paid in December 2022. \$689.80, paid January 2023 \$3,5900, paid May 2023. Total = \$7,359.80 for irrigation repair
 - David Shannon; Payment/reimbursement for legal fees \$1,137.50. Paid March 2023
 - Outdoor Lighting Inc; \$375, pending payment. It is approved to pay.
- Reserve Study Progress: Draft report has been sent to Board members. We will address this at the next meeting.
- Sidewalk Repair progress: Sally Wright and Thomas Schnaars, will work on this item together and will present at the next board meeting.

New Business

- Year-end, 2022, financials; May 23 Budget Comparison. Year end balanced out. Spending still over budget in accounts #5221 & 5775, operating costs, due to need to mail all communication to owners.
- Jace Cookson as member of ACC Committee has been confirmed.
- Meeting with ACC—some good ideas and proposed changes. The committee will meet every other Sunday to present ideas. ONCE THE CHANGES Are approved, they will be shared with all home owners, If needed to review requests and /or present ideas.
- Acknowledgement of email response of request for legal interpretation of By-Laws & CC&Rs by Vial Fotheringham re: email communication and voting protocol. This will be brought up in our next meeting.
- CROA "White Fence" letter has been mailed to owners whose lots back up to Cherry Park Road requesting they clean up fence line of foliage and anything attached to the fence.
- Have begun using CC&R 5.07—Offensive Activity--for lawn maintenance. Nuisance of potential breeding ground for rodents, etc., per City of Troutdale (Joe Storagee, Code Compliance Officer)

- Review Proposed New Resolutions: #1, That we use the CC&R 5.07 offensive activity to address lawns. #2, Lots 71-77 must keep white fence clear. #3, Use the CC&R 5.07 towards Air BNB rentals.

We will visit these Resolutions at the next board meeting providing that all Board members are present.

Reports

- Multi-family – Thomas Schnaars. Some deck repairs will take place this summer.
- Commercial – Stuart Crandall- not available
- Landscape – Wayne Schulte-not available
- Owners – Sally Wright

Announcement of dog park next to Imagination Station.

REMAINING MEETINGS IN 2023

Zoom, 6 p.m.

- TUESDAY, SEPTEMBER 19, 2023,
- TUESDAY DECEMBER 12, 2023