

Cherry Ridge Owners' Association (CROA)
Annual Meeting
June 21, 2022

- 6pm--Meeting was called to order and Sally established quorum. Sally introduced Board members.
- Sharon gave election results. We received 20 ballots; all 20 ballots were for Sally Wright (Sarah W Wright).
- We do not have quorum (as we did not last year). We needed 43 ballots to reach quorum. Roger "moved to accept election results as received" and Sharon and Thomas approved.
- The Board appointed Sally Wright (Sarah W Wright) as president & Sharon Caminiti as secretary.

Old Business

- Minutes from March 2022 minutes are approved with additions, and entered into the minutes. Additions to the March 2022 meeting are as follows:
 - Resolution #15 Graffiti, Per Roger it should include fences & buildings.
 - Resolution #16 We have included backup information from the State about Solar Panels.
 - Resolution #17 House Painting Per Thomas, we needed to be more specific on what the appeal process would be if the ACC had questions on the color. Information on the appeal process has been expanded and included on the new ACC form.
- We now have 3 members on the ACC committee. Angelo Caminiti, Mike Sconfienza & Brien Bliatout. Thank you gentlemen for stepping forward.
- Enter into minutes Schwindt invoice for processing tax returns has been approved and paid. \$275.00
- Enter into minutes Mailbox Connection invoice for mail unit replacement_SW Stella_030122 Has been approved and paid \$2895.00
- Enter into minutes State Farm invoice for Residential Community Association Policy_050522 Has been approved and paid \$2014.00
- Motion to consolidate operating & reserve funds in CROA/IW accounts. Previous email discussion indicates we have already have/had funds in CROA/IW accounts effective with commencement of contract with Invest West. Feel current access to CROA funds at

US Bank does not have safeguards and can/could be accessed by one person. Consolidating accounts facilitates payments also. The board has motioned to get more information about the bank associated with Invest west.

- Sidewalk Repair
Company that did walk through has not responded to Roger's requests to review report. Board will put this issue on back burner for now. Owners are responsible for any lift of their sidewalks.

New Business

- Sally asked to enter into minutes, City of Troutdale recommendation for Bio Swale eco system, Tim Seely's statement = "...Please leave the fallen tree for habitat the little critters love it." 030122

Tim has sent Sally additional information to support "natural habitats."

- Irrigation guidelines for 2022
Irrigation has not been turned on yet due to wet spring. DJ will advise when it looks like we should start and will respond as he did last year when we feel time to shut down. One pipe (walk through between Berryessa & Napoleon) still needs to be repaired. Sally is checking for update on repair on regular basis. He is amenable to limiting watering, just being aware of owner feedback if lawns not as green as expected.
- Financial picture
Have April Budget Comparison...have not received May's yet. Only surprise is charge for water in broken irrigation pipe (\$365.04). We will get back half of that refunded from City of Troutdale when we present invoice indicating repair has been done.
 - Deposited \$6,490 in reserves as payout on insurance claim for mail units in December.
 - Sally recommended posting entire financial package on website each month for full disclosure of financial transactions/status. Currently we only post Budget Comparison. Board felt not necessary. A statement indicating owners can request additional financial information with link would be sufficient.
- Tree Trimming Bids
Sally received three bids and expects one more within next couple days. Tried for apples-to-apples bids; somewhat successful.
 - Rich's Tree Service—more expensive than others.
 - Mr. Tree—Liked their idea for Bioswale
 - Monkey Tree – Liked them a lot. Bid is very thorough.

Sally will wait for last bid and see how that comes in. Will update Board at that time and seek decision of Board on how we want to proceed.

Looks like right around \$6,000- \$6,500 for trimming and removing dead trees on property.

More work needs to be done before committing to any company

- Recommend Association conduct Reserve Study
Sally sent email discussion but couldn't immediately pull up a copy during meeting. She has received two "bids" for conducting (a) Reserve study. Schwindt did our original study. She recommend a Reserve Study be done. It has been 10 years since the last study. Board felt this needed more research and discussion. Sally will seek further information/clarification from each vendor and work with Board.
- CC&Rs Provision 5.06 indicates, along Cherry Park Road, no foliage should touch the CROA maintained fence. Follow up with owners on this has not been done for some time and additionally we have numerous new owners who most likely are not aware of CC&R, so Sally is working on a letter to be mailed soon advising owners to trim back any foliage that is touching the fence. Six months' time will be allotted for owners to do this (December 2022).

Reports

Cherry Ridge Apartments-Thomas

There was a fire in one of the apartments. It was caused by a candle that fell. The person who lived there was seriously burned and in the hospital.

The paint colors for the apartments has changed. They are different from the original selection. Upgrade project is almost complete.

Cherry Park Market Place-Roger

New tenant in old Safeway building. Muv Health Club

Cherry Park Market place property is for sale. It will take 3 to 4 months to find a buyer and close. Once it closes Roger will no longer be apart our association. The new owner will then be involved.

Owners-Sally

Sally will be focusing on getting communication with owners converted to email contact. Big project.

Meeting adjourned at 7:25 p.m.