

## **CROA Meeting Minutes June 30th, 2020**

6:15pm, call to order.

There were 43 proxy votes sent in and 18 in attendance. Due to the Corona-Virus Order. Meeting held via Zoom.

**Board Members Present:** Sally Savidge, Sherri Hooker, Anita Strain, Roger Shirley

### President Report – Sally Savidge

Newsletter – First official newsletter went out to homeowners. Much thanks to Sally Wright who put in so much time and effort to fill the newsletter with such good quality information. Lots of good feedback. Would like to do this twice a year.

**Mailboxes** – Board recently surveyed the 20 mailboxes and the following mailboxes below have been identified as needing to be replaced. Cost of boxes are: 12-box cost \$1489 and 8 box \$1389.

#### Mailboxes being replaced:

- 1 (12 box) & package locker on Stella in front of 2009
- 1 (12 box) & package locker on Sturges between 2062 & 2116 (3 broken mailbox doors/locks, missing lock on package locker)
- 1 (8 box) & package locker on Napoleon in front of 1267 (broken mailbox door)

#### Mailboxes to be replaced possible next go around:

- 1 (12 box) & package locker on SW Daybreak by 2115
- 1 (12 box) on SW Cerise Way (box next to the park) needs bolts tightened under the whole box to secure to post, checked for leaking to be replaced next round.

Mailbox theft has been an ongoing issue and we will continue to monitor and review damages. For those boxes that are being replaced, once the box is replaced the homeowners will need to go to the post office to receive the new keys. Once we have more details on when the boxes will be replaced, we will get the information out to the appropriate homeowners.

**Arbor Work** – Arbor work has begun. Work on the bioswale and stump grinding complete. Keeping it Local was hired and charges were \$2550 & \$ 575 to complete work. Bid for work on clearing trees and trimming 66 trees at the monument was submitted for \$4900. A request was made to get another bid for work. Board agreed to work on obtaining additional bid.

**Pressure Washing Fence** – Bid obtained from Keeping it Local to Pressure Wash the Fence along both sides of Cherry Park. Total to complete work \$3265. Bid accepted, work to be scheduled.

**Reserve Study** – Investment West contacted the board requesting a Reserve Study be done. Reserve Studies are expensive and the HOA has already had a Reserve done previously. The board researched and it was concluded that we do not need to have an additional study completed.

### **Secretary Report – Sherri Hooker • Financials:**

- Insurance looks to be over budget, as does Operating Expense. Sherri to contact Invest West and inquire of why the overage.
- Still a question of why pay Investment West a \$700 a month fee for the 10 additional hours. Board to revisit the cost/contract and look at keeping tasks within HOA and get a good understanding of cost/charges.

**Multi-family Apartments Report - Anita Strain, Manager:** Nothing new to report. Things are going well.

**Commercial Property Report - Roger Shirley:** Nothing new to report. Appreciate all the support from the HOA that shop at the shopping center

**Architecture Committee: Janice Wahne:** Architect Committee would like to welcome Robert Johnson to the committee. To date there will be 3 members on the committee, would like to increase to a 4<sup>th</sup>.

Homeowners expressed concern over paint colors being approved that do not follow CCR's. It was suggested to update CCR's if newer up-to-date color choices are to be approved.

Topic was brought up that ACC committee should be eyes and ears for neighborhood violations. There is some additional communication that needs to happen as committee would like more discussion around that type of involvement. Homeowners feel that violations have gone by the wayside and nothing has been handled in an awfully long time. Emails sent and no replies. Process will be as follows: Homeowners send complaint/photos to board, if no photo attached, a photo will be taken and sent with complaint to Investment West to send out violation letter.

Reminder to contact the ACC committee when making updates to home. We have had some homeowners bypass the process. Contact information and forms needed are located at:

<http://cherryridgehoa.org/>

There is a City of Troutdale inspector that the HOA can utilize for certain city ordinance violations. City of Troutdale does inspect neighborhoods so homeowners should be aware city can fine them. Also, homeowners should note that City of Troutdale does have certain building codes that need to be followed. Homeowners should check with the City of Troutdale before starting work.

Here is the link the City of Troutdale: <https://www.troutdaleoregon.gov/>

Sidewalks were again brought up as a hazard. As a reminder, sidewalks in front of homeowner's homes are their responsibility. HOA will review common areas that may need some sidewalk work. If work needs to be done HOA can see if there is a possibility to get homeowners a discount to have their sidewalks repaired.

**Landscape Report - Wayne Schulte –** Wayne noted that the irrigation sensor was done a few years ago and it was agreed at that time not to be moved.

Sprinklers were just turned on. We have been lucky and not have had to use them as early in years past.

Board Position Election Results – Total of 43 ballots received. Sally Savidge was nominated to remain on the Board and voted in as president and vote was seconded.

Election Results:        Sally Savidge – 19  
                                 Angelo Caminiti  9  
                                 Brent Marchant – 6  
                                 Arlis Hamilton 9

Topic was brought up to bring on a 5<sup>th</sup> board member. Sally Wright is reviewing our CCR's to see what would need to be done and if there would need to be any modification made to CCR's.

There was a consensus that the Zoom meeting went extremely well and was much easier to meet. More discussion to be had about continuing Zoom meetings going forward.

We would like to thank all those that volunteered to participate in this election. We have never had so many people stand up willing to step in and we do not want your consideration to go un-noticed. So truly thank you from all the homeowners and the Cherry Ridge Board. We hope that like you, many of our homeowners will want to help keep our little community a great place to live.

Next Meeting: Sept 29<sup>th</sup>, 6:00 pm Location TBD

Meeting Adjourned: 7:16 pm