

Cherry Ridge Owners Association Board Meeting

August 24, 2011

Meeting called to order: 6:07pm in Troutdale Library meeting room.

Attendees: President Jim Anderson, Secretary Dick Green, Marjorie Henderson, McKenzie White
(2) ACC members, (1) Homeowner

Quorum: Called

CC&R Article 3.08 Bylaws Article 5.11

Minutes: For June 11, 2011 board meeting approved as posted

Announcements:

McKenzie White told the board that she got a promotion and will be leaving as manager of Cherry Ridge Apartments and be moving to a larger complex near Gresham Station. A new manager and board member will be appointed in the near future. She will forward the information as soon as she can.

Reports:

Finance Report

Jim gave report, lien letters going out. The board is going to contact collections attorney on unpaid dues.
Water bill for July \$1,481.35

TruGreen Report

Dick gave report, we had \$351 of sprinkler and valves that needed repair. The common area committee requested \$300 be used to fix sprinklers as to not waste water, and fix the valves in August. TruGreen handled the mole problem. They are repairing grass along Cherry Park on the south side that was damaged from broad leaf treatment by reseeding the damaged area.

Common Fence Committee

Marjorie gave report, we have three bids from fence companies. They are all the same type and style fence. Next step is the association next is to get a reserve study done.

Unfinished Business:

Moved and second, that Jim be elected as HOA President

Vote; All board members voted in favor of motion.

Moved and second, that Tana Tanatchangsang be elected to CROA Architectural Control Committee.

Vote; All board members voted in favor of motion.

New Business:

Moved and second, that the next board meeting be on September 14, 2011 6-8pm at Reynolds High School.

Vote; All board members voted in favor of motion.

(McKenzie White had to leave to handle some business at her new job.)

Moved and second, that no board member or committee member can approve their own request, citing that may be a conflict of interest.

Vote; Jim - Yes Dick - Yes Marjorie - Yes McKenzie - not present

Motion Passes

Moved and second, that the election process for Cherry Ridge Owners Association Board members must at a minimum, send out nomination forms to every owner and give ten days from send out date for nominations and request of why nominee would make a good board member. The association will give ten days to receive and prepare ballots with biography of each candidate that came with nomination. The board will send out

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ballots and give ten days for owners to return ballots to the board from the date ballots are sent. The results of the election will be announced at an Owners meeting set by the board and then posted on the website following the meeting.

Vote; Jim - Yes Dick - Yes Marjorie - Yes McKenzie - not present Motion Passes

Moved and second, that the board send out a notice copy of all new resolutions quarterly to the owners and a copy of current resolutions yearly to keep owners informed and post them on the website.

Vote; Jim - Yes Dick - Yes Marjorie - Yes McKenzie - not present Motion Passes

Moved and second, that a request for due process hearing form be used. That an owner must use to request a hearing at least five days before a scheduled board meeting in order to be heard at a board meeting for a violation of the HOA rules and regulations. If no request is made before 61 days after the violation first notice the owner relinquishes their right for a hearing on that violation. If a request is sent to the association 5 days before a scheduled meeting that owners is on the agenda for the up coming meeting and their hearing is okayed.

Vote; Jim - Yes Dick - Yes Marjorie - Yes McKenzie - not present Motion Passes

Moved and second, that Dick contact Schwindt & Co. to conduct a reserve study for the Cherry Ridge Owners Association pending the cost of the study does not exceed \$2,000

Vote; Jim - Yes Dick - Yes Marjorie - Yes McKenzie - not present Motion Passes

Moved and second, that CROA pay TruGreen \$60 to repair sprinkler valves by turn around on Sturges and \$70 for baiting moles.

Vote; Jim - Yes Dick - Yes Marjorie - Yes McKenzie - not present Motion Passes

Moved and second, that CROA pay TruGreen \$1,325.00 to aerate all common area turf, and \$800.00 to overseed these areas.

Vote; Jim - No Dick - No Marjorie - No McKenzie - not present Motion Fails

Note: Board will look at changing some sprinkler that are controlled by battery operated valves back to time clock operated after the first of the year.

Reminder: Board members and committee members are ask to use HOA email address not personal emails

Adjourned: 7:40 pm

Next Board Meeting: September 14th, 2011 at Reynolds High School.

Cherry Ridge Owners Association Secretary, Dick Green