

Cherry Ridge Owners Association

September Meeting 9/20/22

6:10pm Meeting was called to order and Sally established quorum. Sally introduced Board Members, Roger Shirley, Thomas Schnaars, Sharon Caminiti

Old Business

- June Annual Meeting Minutes are approved and entered into the minutes.
- The Mailbox Connection Invoice has been approved by the board. It was for the unit on Daybreak way. The total amount that was approved was \$2695.00. \$2120.00 for the unit itself and \$575.00 for installation. We have 3 of the old style unit left.

Consolidation of Operating & Reserve Funds at Invest West.

Sally has confirmed the transfer of funds, August 4. Checks hand-carried to IW in Vancouver. US Bank account closed. Final statement sent to IW.

Tree Trimmings

Tree trimming scheduled for Wednesday, September 21st. Cost \$4975. It was suggested by a home owner, that any dead trees that are taken down, they should grind the stumps. The Bioswell will be cleaned up & they will create habitat areas for the animals. The County trimmed some of our trees on Cherry Park Road, which saved us about \$4500.00.

Water Bill

The City has been slow to bill the Association for water use. \$2500 has been billed through August. Roger suggested that when we reach the budgeted amount for water, we should shut off the irrigation.

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For the irrigation—we are \$4,798 positive variance as of August 31st. Sally has email to DJ asking 1) when he proposes turning off system and 2) seeking an overall review of our irrigation system. We had two areas (Berryessa-Napoleon walkthrough & West end of Sturges and Montmore) that never functioned this summer. Broken pipe at Berryessa; bad controller at Sturges). Also a large area on knoll area of Sturges that has been broken for a while. We need a thorough evaluation of our irrigation system and an estimate of what the cost will be to repair any issues. Sally should receive that information from DJ by end of October.

Reserve Study

Sally still needs to contact Schwindt & Co to discuss. Too late for this year. We will request the study early spring. The cost may increase by \$50.00 to \$100.00. The cost will be about \$1800.00. The money may come out of the Reserve Account since it is not a monthly or yearly fee.

Email Communication

Sally is still working on getting emails so that everyone can receive communication via email instead of mailings.

NEW BUSINESS

Reviewed budget comparison for August 31. Positive numbers. Will be paying for tree trimming (\$4,975 from 5080—Bioswale and 5785 Landscape Improvements) which will be covered in full by these two accounts. Still have 3 ½ months to go in 2022.

2023 Budget

We have proposed a budget for 2023. There will be a 8% increase for the Homeowners. The total will be \$216.00.

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Commercial Contribution is \$11,753.00. That is 19% of the total budget. Multifamily is \$9,897.00. That is 16% of the total budget. Owners make up 65% of the budget.

Roger proposed that we approve the 2023 Budget.

All were Board Members were in favor of the 2023 Budget. A news letter will be mailed in late November.

Reports

President Sally Wright:

Letters will be mailed to Home Owners that border Cherry Park Road. There is overgrowth through the fence & chicken wire that needs to be removed, CCRS states that fence area needs to be kept cleared. We will give them 6 months to do it.

Sidewalks: Sally will walk the neighborhood to check on which sidewalks are in the common areas. She will get an idea of what needs to be repaired or what kind of project needs to be done.

Multifamily: Thomas Schnaars,

All the work has been completed at the Cherry Ridge Apartments. It looks clean and fresh.

Cherry Park Market Place-Roger Shirley

Muv Fitness has been promoting their sales with banners. They are in the process of getting building permits. They anticipate getting full permission from the City of Troutdale in a few days.

The market place will be sold. It will take about 4 to 6 months to sell the property. Since school started there has been an issue with the trash. Roger has been in contact with the Reynolds Principle.

Next meeting will be December 13th, 2022 on Zoom at 6pm.

Meeting adjourn 7pm