

B.O.D MEETING November 17th 2014

Meeting Called to Order @ 6:38pm.

Quorum: Three of Four Directors present;

President: Sally Savidge

Secretary: Susan Johansen

Multi- Family: Nichole Kelly

Commercial: Roger Shirley (absent)

Homeowners - 3

Minutes from last meeting - okayed and posted

Newsletter - Sally Wright

Basically, other than some formatting, the letter is done.

Cost for copies - \$24.63

Postage - \$98.40

Newsletter will be mailed to Homeowners by November 27th.

A notice will be included in newsletter regarding Homeowner dues plus additional \$15.00 to establish a (Article 4.06) Reserve Account.

President Report: Sally Savidge

- Six homes were in violation and contacted. All six are now in compliance. A huge thank you to those owners
- Met with City of Troutdale officials to see if the City is responsible for maintaining the traffic circle plantings on Sturges and Berryessa. The City Officials consented to do minimal low maintenance such as plantings with red rock - then Cherry Ridge will take over. Alternative ideas are welcome.
- Attorney responded to letter regarding additional fees by asking Sally Savidge to call him. Since returning attorney's call would create additional costs, the original letter was mailed again asking for itemized statement.
- Motioned and seconded to pay Brickman the final landscaping fee of \$825.00. Board Directive to landscape committee members to call or email any HOA Director the minute any problem arises, even small ones so the issue can be addressed prior to next payment.
- Recent storm has fallen one tree and another has caused major damage to the sidewalk. Keep It Local gave a bid for emergency repairs. State Farm Ins. claim has been submitted. A claims adjuster will come to the site, assess damage and decide if CROA has coverage. CROA's policy has a \$500.00 deductible. Possible repair cost \$1600.00 to \$1800.00 Motioned and seconded to approve that bid

Secretary Report: Susan Johansen

- All financial reports will be on the Cherry Ridge website. A 10% increase will be assessed to Homeowners, Multi. Family and Commercial owners to establish a Reserve Account. Our HOA continues to be over budget due to trees and sidewalk issues.

Multi Family Report: Nichole Kelly

- Keeping busy ~

Commercial Property: Roger Shirley (absent)

ACC Report: Janice Wahne

One homeowner request to repaint was approved.

Next Board meeting will be scheduled for January, 12th 2015.

Meeting Adjourned: 7:30pm