

# CROA Meeting Minutes

November 17, 2020

Call to Order: 6:07pm

Due to the Corona-Virus Order. Meeting held via Zoom.

**BOA Members Present:** Sherri Hooker, Anita Strain, Roger Shirley

Sally Savidge has official resigned her role on the Board.

Sally Wright a long time resident and former board member has graciously offered to submit her name for nomination to the board's open position.

Janice Wayne has resigned her position on the ACC committee.

Brent Merchant has graciously offered to submit his name to the Architect Committee.

The Board personally would like to thank Sally and Janice for all their time and dedication,

Nominations of Open Positions.

Sally Wright, former board member has offered to complete the term of the open director position.

Board: Roger Shirley, Anita Strain & Sherri Hooker all voted YES to approve Sally to the board.

Brent Merchant has offered to join the Architecture Committee (ACC) – Board Members: Roger Shirley, Anita Strain & Sherri Hooker all voted YES to approve Brent to the ACC Committee

## Pressure Wash of the Fence

Keep it Local completed the pressure washing - Total to complete the pressure washing was \$3265

## Mailboxes replaced.

3 Mailboxes were replaced due to damage by Mailbox Connection. Total Cost to replace and install \$4818. Locations listed below.

- 1 (12 box) & package locker on SW Daybreak by 2115
- 2 (12 box) on SW Cerise Way

Sally Wright has offered to work on welcome letters to send to all new homeowners as well as the next newsletter.

Board is working on creating descriptions for the various positions on our HOA to be posted on HOA website. The hope is the descriptions are clear and help future homeowners to want to be a part of the various positions available. Also, board is working on updating a list of important contact numbers so that future directors as well as homeowners know who to contact. All documents will be located on the HOA website: (Cherry Ridge Homeowners - <https://www.cherryridgehoa.org>)

Financial Report:

- Budget has been reviewed by board and there are some outstanding items that need to be clarified.
- Water budgeted at \$10,600. Is that accurate? Do we have final water Bills in. **update: we received the information we needed on the water bills. Budget will reduce water to \$10,000.**

Final water bills have not yet been received. But in looking at past bills comfortable will stay within budget, even with water price increase. (11/19/20)

- Final budget amount will determine if there is an increase to dues. When board reviewed it was determined that an increase would occur, and should be no more than \$10.00
- Reduce Irrigation repairs from \$1500 to \$1000. No expense for 2020, so comfortable with that reduction.
- Reserve budget is below what is recommended by Investment West
- We currently have \$75,669 in our reserve account at present
- We should have \$76, 980 at end of 2020 (\$1,311 shortfall) Do we charge multi family, Commercial and homeowners Reserve Fees this year???
- Board agreed waive reserve fees for 2021 budget, due to the Covid crisis and rising costs. Many jobs in jeopardy and would create a hardship to many families as well as the businesses.
- Invest West has again brought to our attention that typically a reserve review be completed every year (paper/cursory) and an on-site study every 5 years. Board agreed that we are not going to do a Reserve Study at this time.
- Final budget numbers are in and approved by board, 2021 budget approved at \$53,555. (11/19/20)

#### **Multi-family Apartments Report** (Anita Strain, Manager)

Anita reported that there is a growing homeless camp in the greenspace behind the apts. Non-emergency Police have been called. Were told that the homeless Resources have been disbanded. The camp has been given warnings and a date to disband. That date has come and gone. They are working through this issue and asking homeowners if any suspicious behavior or issues come up to please keep calling non-emergency to get complaints logged.

There has been talk of putting up a fence, but cost would be approximately \$30 - \$40 k and might be too much money to spend right now with the Covid crisis still upon us.

#### **Commercial Property Report** (Roger Shirley)

Roger was excited to report that there will be 2 (two) possible new tenants. Can't divulge details until leases are signed but they will a great addition. He noted they are not going to be food.

Roger also noted that he is having the commercial area patrolled 7 days a week so if we see anything to let him know. He feels that has been helping to keep the homeless from camping out behind Safeway and leaving messes.

#### **Landscape Report** (Wayne Schulte)

Backflow Testing – Problade came out on 10/9 and performed back flow testing on all 7 devices. 6 of them passed. The 7<sup>th</sup> has a defect, we are waiting for an estimate from DJ @ Problade on the cost to repair. Wayne has contacted Tina Ley at the City Troutdale as we are past our due date. This should be resolved shortly, once repair is complete and testing passed, results will be forwarded to Tina.

Wayne also noted that the landscapers were out a few weeks ago. Parked their truck and trailer by the apartments. As they were cutting grass someone stole some of the equipment out of their trailer. A police report was filed. Asking neighbors to be diligent and aware and take precautions of locking up your cars and doors and not to leave things out in the open.

**Architecture Control Committee Report:** - Nothing to report.

2021 Scheduled meetings: March 2021, June 2021, Sept 2021, Dec 2021

Meeting Adjourn: 7:15pm