

CROA Meeting Minutes December 10th, 2019

6pm, call to order.

There was a quorum in attendance.

BOA Members Present: Nicole Young, Sherri Hooker, Anita Strain, Ken Shirley

President Report - Nicole Young:

- New Board members nomination. Nicole Young will now take on the official role of President, Sherri Hooker will assume the role of secretary.
- Statement/Assessment were mailed out and should have been received week of Dec. 2nd. Verbiage was added to statement cover letter to invite homeowners to join neighborhood Facebook page.
- Question raised - who owns the mailboxes. There are unresolved questions as to who rightfully is responsible for the mailboxes. BOD to look into this further.
- Arbor work – Necessary for the health and beautification of the community. Board plans to prioritize tree work over 3 years, starting in 2020 – utilize reserve funds
- HOA meetings will take place every quarter. Jan, April, Aug and Dec
- Lifting sidewalks – Homeowners responsibility. Possibility of looking into a company that would give a discount to homeowners if multiple families had them do the work. Concern over danger of possible injuries.
- Facebook Intentions/Rules
 - What was the original intent? How can we highlight the rules, – Respect, privacy, derogatory language.
 - Homeowners shared, Not all homeowners use facebook. Would like to see signs put
 - out again to address HOA meetings, due the fact that not all homeowners use/have
 - facebook. Board will look into getting new signs. Overall positive responsive. Homeowners noted they liked the community feel and platform to share information.
- HOA website (<http://cherryridgehoa.org/board.html>) needs to be updated. Information looks to be old and outdated. Confusing to homeowners. BOD will look into updating. Contact info will be updated to reflect Sherri Hooker and Nicole Young's new roles.
- Graffiti on rock in bio-swale and trash issues around bio-swale – Nicole to try and clean up graffiti.
- Violation/non-compliant issues should be reported to BOD (contact info on website)
- The question was raised if new homeowners get any kind of welcome package/information. Question will be raised to Invest West to see if they send out and information.
- In the past newsletters were sent out and it was expressed that it was helpful to have a physical hard copy of information from the HOA. Cost of mailing was mentioned, it was expressed that some would volunteer to deliver to keep cost down.

Secretary Report - Nicole Young • Financials :

- November financials not received as of yet. In looking at the Oct, financials budget looks to be on track.
- Approved to eliminate reserve contributions in 2020
- Reallocate funds appropriately to reflect current rate increases and 2018-2019 operating expenses (included bio-swale line item)
- Increase in Management to cover 10 hours of property management services with Invest West. More information to follow in coming months

Multi-family Apartments Report - Anita Strain, Complex Manager :

- Issues with squatters and trash in field next to the apartments. They are cutting through the path and leave a mess behind. Ken suggested looking into having a security company help. He is going to look at the area and see if it's close to his property and if his security folks can help.

Commercial Property Report - Roger Shirley :

- New Security Company – very happy with them. They patrol throughout the night and provide reports. Have seen a decrease in campers and loitering vehicles.
- No new tenants to report as of yet, possible All State Insurance tenant, but existing tenants are stable.

Landscape Report - Wayne Schulte - Absent

Architecture Control Committee Report - Janice Wahne – Absent

Schedule next meeting – Tentative meeting will be scheduled for January 2020, Date TBD.
Time will remain 6pm

Adjourn