

CHERRY RIDGE OWNERS' ASSOCIATION (CROA)
BOARD MEETING
TUESDAY, October 3rd, 2023
6 P.M., ZOOM

- Quorum is attained. Board members present, Sally Wright, Stuart Crandall, Thomas Schnaars & Sharon Caminiti.

Old Business

- Enter into minutes approval of June 20, minutes. Approved
- Enter into minutes acceptance of Reserve Study report as submitted by Schwindt & Company and to commit to yearly updates. Study is approved.
- Sidewalk repair is on hold for now.
- Legal interpretations of the Bylaws concerning voting. Can we vote on line etc. We will address this next year.
- Update on request to clean up CROA "white fence" line along Cherry Park Road. Letters were mailed to homeowners along Cherry Park Road to clean up the fence line and/or to remove the mesh fencing and any brush or bushes along the fence. Sally will follow up in a few months.

New Business

- Reviewed July & August '23 Budget Comparison
- Voted in favor to approve proposed Architectural Control Committee changes (attached)
- Voted to approve proposed new Resolutions (attached)
- Discuss/review 2024 budget. Voted to carry over the current budget. We will carry over the 2023 Operating budget of \$63,005.00, no increase.

The Reserve Fund assessment will be \$64.04 per owner, an increase over the 2023 amount. A more detailed discussion will be in the upcoming newsletter.

- Topics of discussion were:
 - Water & irrigation repairs. Water has been turned off. Our irrigation system is over 25 years old and we have had numerous repairs. We may need to discuss plans to replace it at some point.
 - Barkdust, we have received a quote to lay bark dust from Pro Blade. We did not approve because we want to review other options. We also agreed that we do not want the bark dust applied until Spring of 2024.

- Reports

Multi-family – Thomas Schnaars

Work has begun on the decks & some will be replaced.

Marketplace -- Stuart Crandall

Parking lot was resurfaced and painted. Buildings have been cleaned and painted.

New roofs next year. Muv will be opening soon.

Owners – Sally Wright

Four signs “please clean up after your pets” have been placed around the bioswale, Hopefully this will help with the litter that people have commented about.

Dog Park is opening up soon next to the Imagination Station.

Meeting Adjourned 7:05

REMAINING MEETING IN 2023 TUESDAY, DECEMBER 12, 2023, 6 p.m.

READ BEFORE STARTING ANY PROJECT

Architectural Control Committee Guidelines

Article VI: Architectural Control Committee

6.04 Approval of Plans by Architectural Control Committee

No Residential Unit, building, garage, or other structure, including swimming pools, animal runs and storage units shall be commenced, erected, placed or altered on any Lot until the construction plans and specifications, and a plan showing the nature, shape, height, materials and colors, together with detailed plans showing the proposed location of the same on the particular building site, have been submitted to and approved in writing by the Architectural Control Committee. All plans and specifications for approval by the Architectural Control Committee must be submitted at least fifteen (15) days prior to the proposed construction starting date.

The Architectural Control Committee has further clarified the approval process:

- FENCE – Needs approval if a new design. No approval is needed if replacement of same design or repair of fence.
- PAINT – Needs approval. All painting must be approved, including repainting same color. See additional guidelines attached to ACC Approval Form.
- ROOFING – Roofing (composite shingles) must be in neutral colors of black, grey, brown, tan or combinations thereof. No bright-colored shingles are allowed. Approval is recommended but not required.

ANY/ALL METAL ROOFING MUST BE APPROVED IN ADVANCE. No bright colors allowed.

- SIDING – Approval needed if changing “design.” Repair/replacement does not if using same material.
- SECONDARY STRUCTURE(S) – Need Approval if noticeable from street side of residence.
- SOLAR PANELS – Need Approval. See additional guidelines attached to ACC Approval Form.
- SATELLITE DISHES – Every effort should be made to mount antenna/dish so not visible from front or side of house.
- ANY ACTION that changes the appearance of a lot on the street side (e.g., parking pads, driveway extensions, rock edging, fencing of any type, including decorative fencing) must be approved.

Proposed New Resolutions

October 03, 2023

#18

Lawn maintenance will be addressed under CC&R 5.07, Offensive Activity, as related to City of Troutdale Code Enforcement (TMC 8.28.070 [19] and potential rodent and vector activity.

Offensive Activity. "No noxious or offensive activity shall be carried upon any Lot, nor shall anything be done thereon which may be, or may become an annoyance or a nuisance to the neighborhood."

Troutdale Municipal Codes

8.28.070 – "Specific nuisances prohibited.

6--Any property, whether vacant or improved building, residence, structure or accumulation of any materials which may attract or harbor vectors or rodents."

As tall grass and unkempt yards have an immediate impact on the neighborhood both aesthetically and as a sanitation issue, Owner will have (only) **20 days** from date initial *Courtesy Violation* letter is mailed to correct the issue. This includes cutting and/or removal of tall grass, weeds, nuts, seeds, and other items (pet food, grains, etc.), that attract rodents and vectors. *Courtesy follow up letter* will be sent at 10 days and *Intent to Fine* at 21 days.

Request for City of Troutdale citation of property will be made at same time *Intent to Fine* letter mailed (21 days from original mailing).

#19

Add Lots 71-77 to requirement(s) as outlined below, CC&R 3.03 and 5.06.

Cherry Ridge Common Area Fence (white, aluminum fence along north and south side of Cherry Park Road), currently designated as Lots 15-39.

CC&R 3.03, Duties and Powers of Association (f),"maintain and repair the Common Areas and any improvements thereon, including the street facing sides of fences along Cherry Park Road" and 5.06, Fences, "fences along Cherry Park Road that have been installed by Declarant must be keep [sic] in good repair . . . no building, wall, fence, paving, landscaping or construction of any type shall be erected or maintained by any Owner of a Lot so as to trespass or encroach upon the Common Areas."

#20

Architectural Control Committee (ACC) violations (examples: approval not obtained for projects, project/outcome not as described on application; other issues that may arise), will be enforced using the established Cherry Ridge Enforcement Procedure.

The Architectural Control Committee has the authority to require the owner to remedy the project at the owner's expense.

#21

Any remaining Operating Fund balance at the end of (each) calendar year, will be retained in the Operating Fund as *Equity*, and used as needed to meet any budget shortfall for any calendar year.

This has been the practice of the Cherry Ridge Owners' Association (CROA) heretofore and will continue as same.

#22

(Change) length of time to resolve owner violation(s) of Cherry Ridge Owners' Association (CROA) Covenants, Conditions and Restrictions (CC&Rs), to maximum of **20 days**. Notification/enforcement would be as follows.

Extension of the established time to address (a) violation may be considered on an individual basis.

The Cherry Ridge Enforcement Procedure is as follows:

- Friendly Reminder/Courtesy letter sent to owner
Owner has **20** days to resolve violation

- Second Notice
Sent ~~three (3) weeks~~ **10 days** after initial courtesy notice as reminder

- Intent to Fine Notice
Sent ~~36~~ **21** days after initial courtesy notice with intent to fine

Fine structure per the following categories imposed on the 36th **21st** day after the initial letter is post-marked.

Months 1-4 of violation - \$250.00 each month

Months 5-6 - \$500.00 each month

Months 7-12 - \$600 each month or unpaid fees sent to collections

*Declaration of Protective Covenants and Restrictions Affecting
Cherry Ridge Development
Enforcement Procedures
Board Approved ~~March 8, 2016~~
October 3, 2023*

10/15/22

~~Corrected to 36th day after initial courtesy letter sent when fine imposed.~~