

## ***Cherry Ridge Owners Association Board Meeting***

January 11, 2012

**Meeting called to order:** 6:05 pm January 11, 2012 Cherry Park Library meeting room.

**Attendee's:** President Jim Anderson, Secretary Dick Green, Stuart Crandall, McKenzie White  
(2) ACC members

**Quorum:** called CC&R Article 3.08 Bylaws Article 5.11

**Announcements:** Merlone Geier Management are the new owner of Cherry Park Market. Stuart Crandall is taking over Marjorie Henderson's board position. Thank you Marjorie for years of help and service to our neighborhood. Welcome Stuart, we are happy to have you on board and looking forward to working with you.

**Minutes:** For December 14, 2011 board meeting minutes approved as posted on website.

### **Reports:**

**Finance:** Pam sent Profit & loss report, balance sheet, bank register, budget vs. actual report D & G statement and open invoice report to Jim and Dick. Dick told McKenzie and Stuart he would forward them copies from now on before the meeting. Jim gave report on how many owners have paid their due to date

**Architectural Control Committee:** One anonymous complaint of a CCR violation about something in someone's back yard. It was pointed out that if the board can not see a violation from the street that they can not act on that violation without the aid of a neighbor. Owners have the right for due process if noticed of a violation. If we can't see it, we can't enforce it without the help of a neighbor. We need proof of a violation before we can contact an owner to resolve a issue.

**Reserve Study:** It seemed that the sidewalk cost were high and last meeting a committee of three was appointed to look at this item. One committee member walk and measured the areas where the walk may need repair in the next five years and sent a report to the board. The board needs to take a closer look at each item in the study and address if their cost is too high, too low or okay and why. Stuart said he'd help us look at these item because of his back ground in property management.

**CCR's:** Dick did not talk to the owners with trailer parked on the street because he was sick last week.

**Common Areas:** A vehicle drove over the grass on Sturges leaving tire tracks in the grass but no other damage. A large tree limb broke and was in the street across from retail entrance on Sturges. Someone pulled it out of the street and put it in the park strip. Hana moved it up on the common area grass and said he would cut it up. (Thank you Tana)

**Unfinished Business** None

**New Business** Moved and seconded to no longer give the president or secretary the right to arrange a payment plan to owner for their dues. All board member voted in favor of this motion.

**Adjourned:** at 7:02 pm

<b>Next Meeting</b>	February 8, 2012 Cherry Park Library	6 to 8 PM
	March 21, 2012 Cherry Park Library	6 to 8 PM
	April 11, 2011 Cherry Park Library	6 to 8 PM

CROA Secretary, Dick Green