

Cherry Ridge Owners Meeting

March 1, 2011

Meeting called to order: 6:08 pm March 1, 2011 in Reynolds High School multi-purpose room. (MPR).

Attendees: 24 voting home owners and their families

Lots # 1,8,20,53,76,88,90,96,102,114,124,134,135,136,144,148,151,156,173,178,179,181,183, & 189

Board members President Jim Anderson, Secretary Dick Green, Cherry Park Marketing Center Marjorie Henderson

Quorum: Was not call called. 41 voting homeowners required for a 20% quorum

(CC&R Article 3.08 Bylaws Article 5.11)

No business could be voted on or action taken due to lack of quorum

Introductions:

Board: President Jim Anderson, Secretary Dick Green, Cherry Park Marketing Center Marjorie Henderson

Architectural Control Committee: Sally Saviidge, Tana Tanatchangsang and Janice Wahne

Reports:

Jim reported that there were 35 lot owners that owe money to the association, 23 of which are delinquent dues.

Jim announced there will be another owners meeting in mid June.

What is your board doing and where are we going:

Dick reported the board is making efforts so things are open to homeowners. We have scheduled meetings on the second Wednesday of the month at 6pm and that minutes of meetings are post about a week after the meeting for owners to view.

Dick reported on the schedule of fines, that the intent was not to ever have to send out notices or to fine anyone, but that if they had to do that the owners need to know what a fine could be in advance so it is fair for everyone.

Jim reported the schedule of fines has been around since 2001 when John Edwards was president.

Dick noted that the date they were sent to owners is at the bottom of the page so anyone could tell they were sent to owners and there is a copy posted on the website.

An owner suggested that the board sign the document before they are sent to owners. That will happen in the future.

Jim reported that with the insurance company we have we can't cover ACC members under the Indemnification clause.

Jim stated we are up dating the website with ACC information and forms. A committee sign-up sheet is also added, and there Dick encouraged owners to attend free training provide by Vial Fortheringham LLP Lawyers. CAI is also having a training seminar on March 12th from 8 to 5 at a cost of \$65.

A home in the neighborhood wants to install solar panels on the roof and it was stated that it was okayed by the city. Some people asked if it's okay with the city does that mean its approved at which time some asked if the home on Struges had approval. Past ACC members said it was submitted and passed by the ACC.

It was ask where are the records? Turned in to the past secretary. It was stated that we are missing some records and minutes for several months. Dick was asked to check with the past Secretary about this.

Owners:

An owner ask about sheds and that they saw many vinyl, metal roof, and plywood sheds in the neighborhood and if submitted could they use the same materials? Another owner read Article 5.17 that said you can't use plywood siding north of Cherry Park road. The board said if it didn't meet the CCR's it would be turned down.

Owners asked about past violations. The board said they were not going to go hunt ghost. Some owners didn't think that was right. Stating as the CCR's also state that there is no time limit and, a violation is a violation no matter when it happened. The board stated that everyone has the right to due process and that they would follow the schedule of fines process if a violation was brought to the attention of the board. An owner spoke about how its important to have process and to follow those process in order to be successfully as an association.

An owner ask about what is happening with the hedge issue. The Board said they would be looking into it.

An owner ask about their concerns on how much we send on the bookkeeper. The board said the bookkeeper was doing a good job and they were saving us money.

Adding a board member was talked about. A show of hand was ask for to see if the people there thought we needed one or not. It was also stated that to change the CCR's that 75% of all homeowners would have to vote in favor of that change.

Adjourned: at 7:32 pm

Committee signups:

Neighborhood watch, 2; website, 1; community fence, 4; commons area landscaping, 4.

Contact a board member if you want to help out.