

CHERRY RIDGE BOARD MEETING

March 8th 2106

Troutdale Library 6pm

Meeting called to order

All board members in attendance

President's Report - past business

Book keeper - we will be looking for another one... maybe looking at a management company who can do just accounting duties as performed by Davis and Graves.

There have been multiple errors associated with sending out homeowner's dues and late fee notices.

Attorney was contacted about Enforcement of CCR Article 7. We asked advice on what can be done when an owner pays the violation fees but chooses to remain in violation. The attorney reviewed possible next steps in the process of bringing a lot into compliance which include;

- 1) Suspending voting rights,
- 2) Towing. Director Roger Shirley will contact towing companies as to their fees,
- 3) Increasing violation fees
- 4) Filing suit.

The board would like to avoid towing and impacting an owners' livelihood and also would like to avoid filing suit against our owners. The board discussed restructuring the out dated violation fee schedule.

The proposal was to eliminate the different categories of fees within the fee schedule and standardize all violation fees, with an increasing schedule. After deciding this was the best solution.

The amended fees will be posted on the CROA website under forms and in the May newsletter. Once posted the amendment will be in effect. Any prior or existing violations are now subject to the new schedule and the months in violation where they stood. In the documents of Cherry Ridge CCR 7.1 Enforcement the amounts of fines are left up to the board, and in 2011 the fee schedule was established.

A motion was put to the board to amend the fees. All directors voted

Sally Savidge –yea

Nichole Kelly-yea

Ken Cook-yea

Roger Shirley –yea

The vote was unanimous.

The new violation fee schedule is as follows;

Eliminate categories of fines

Months 1-4 of violation - \$250.00 Each month.

Months 5-6 of violation - \$500.00 Each month.

Months 7-12 of violation- \$600.00.Each month or unpaid fees sent to collections

A second vote of the Directors was for a Daybreak Pathway tree removal. A bid came in at \$900.from Keep it Local. Wayne shared ahead of time that the bid seemed reasonable given his experience and research. The board felt "Keep it Local's" bid of \$900 was reasonable and approved the bid. The board expressed interest in replacing trees in the future with trees that may be hardier.

ACC report – Janice

2 projects

1821 SW Montmore Way – Roof

1836 SW Sturges Ln.-Painting

Landscape Committee Report - Wayne

Via email. Everything is good with Problade

Meeting adjourned.

Ken Cook Secretary

Next meeting

April 12th 2016

Troutdale Library 6pm