

Cherry Ridge Owners Association Board Meeting

P.O. BOX 33 Troutdale, OR 97060

March 13, 2013

Meeting called to order: 6:10 PM March 13, 2013 at Cherry Park Library meeting room.

Attendees: President Jim Anderson, Secretary Bill Huntley, Stuart Crandall-Commercial Board Member,

Nichole Kelly-Apartment Manager

3 ACC members, 5 homeowners.

Quorum: called CC&R Article 3.08 Bylaws Article 5.11

Minutes: January 9, 2013 meeting minutes approved as posted on CROA website

Finance: President Jim Anderson discussed with the Board the new fence and as soon as we put half down on the amount of \$47,461.00 then Reliable Fence will order the materials, which should take 4 -6 weeks to arrive, and it will take 2 weeks to install.

Brickman Landscaping recommended that we should use moss killer and crane fly insecticide as soon as possible to promote healthy grass in all common areas in the amount of \$727.50.

M/S/C To approve payment of \$727.50 to Brickman for moss killer and for crane flies.

Update report included open invoices, profit and loss, income, expense, and total assets, monthly bills paid, from Becky Johnson.

Davis and Graves bookkeeping fees for last month \$301.15

State Farm Insurance for Cherry Ridge Homeowners Association is due \$2,139.00

M/S/C To approve payment to State Farm Insurance in amount of \$2,139.00

Total dues collected for 2013 to date. \$46,392.70 from 191 lot owners.

Reports: Stuart Crandall resigned from the Board effective immediately. New Commercial Board member will be at next meeting.

Secretary Bill Huntley gave his resignation effective March 29, 2013 due to health reasons.

A report was given on delinquent dues collection from VialFotheringham Lawyers. \$11,850.23 in arrears. 9 homeowners.

Architectural Control Committee: Sally Savidge requests we include these approval actions by the ACC:

2035 SW Montmore Way, garage door opening; 1985 SW Daybreak Way, repairs roofing

New Business: The annual Homeowners Association meeting will be held June 12, 2013. Where to be held not determined at this time. Two new Board members will need to be elected. One member for a one-year term the other two years.

Public discussion:

Homeowner at 1654 SW North Star Loop informed the Board that they received a collection notice from Vialfotheringham and that it seemed to be excessive. Bill Huntley will contact Sarah Lappin with that company and Becky Johnson our bookkeeper to make sure it is correct and get back with homeowner and the Board.

Complaint was brought up about loud frogs at 2047 SW Daybreak Way. There have been previous complaints of the same problem. Suggestions have been made and notices sent to homeowner. The Board will inquire further.

Adjourned: 7:25 pm **Next meeting:** April10, 2013 Cherry Park Library

CROA Secretary, Bill Huntley

