

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

April 13, 2011

**Meeting called to order:** 6:08 pm April 13, 2011 in the Cherry Ridge apartments meeting room.

**Attendee's:** President Jim Anderson, Secretary Dick Green, Marjorie Henderson, McKenzie White  
(3) ACC members, (3) Homeowners

**Quorum:** called

*CC&R Article 3.08 Bylaws Article 5.11*

**Minutes: For March 9, 2011 board meeting minutes** approved as written.

### **Reports:**

#### Finance Report

Jim gave report, bookkeepers invoice okay. Question ask how much did Well Fargo pay of lot 198 assessments (\$900 plus). Jim to check in with the law office of Grosz in their collections department for information in the collection of the rest of lot 198's debt and other home with liens against them. Marjorie noticed the statement didn't show any income from the commercial side and she was sure the check was mailed. Question asked: Do we already use a collection agency due to the \$500 shown as income on the profit and loss sheet.

#### TruGreen Report

Dick walked with TruGreen on 3/30/11 Scot Warmenhoven is the new contact person for Cherry Ridge. Dick told Scot that we have a commons area committee and that they would be TuGreen's main contact. Walked boi-filter area and scope of work. TruGreen to pickup litter four to six feet past the finished grass into the boi-filter. Talked about irrigation system problems and startup testing. Board moved, second and all voted in favor to authorize the Commons area committee to okay irrigation repair not to exceed \$300. No proposals from TruGreen were moved on at meeting.

#### Association Report

Moved and second, we look at the pros and cons of using a management company.

*Vote: Jim Anderson-yes Dick Green-Yes Marjorie Henderson-Yes McKenzie White-Yes*

Dick is going to invite Rebecca Lipsey from CMI (Community Management, Inc.) to the next meeting to answer questions from the board about services.

#### Fair Housing act

Board recognized that we comply with laws of the fair housing act for people who need the use of service animals.

#### Common Fence Committee

Rough bids given to replace fence along both sides of Cherry Park Road from several contractors. Fence would be metal, powder coat white, with one rail at the bottom, two rails at the top and vertical pieces filling in fence to have same look as existing fence. Committee needs to know how much more fence board wants to replace if any, is contractor licensed and bonded, and cost to remove any other association fence that is not going to be replaced if any.

#### Architectural Control Committee:

Approved, new roof on house and colors for house to be repainted

#### CCR Article 5.06

Moved and second, Hedges inside of owners fence is not consider a lot line barrier.

*Vote: Jim Anderson-yes Dick Green-Yes Marjorie Henderson-Yes McKenzie White-Yes*

#### Newsletter

Jim is working on a newsletter that will inform owners of nominations for open positions, coming up owners meeting in June and a reminder to follow CCRs and use required approval of ACC for new projects.

**Adjourned:** at 8:25 pm

Next Meeting 5pm May 11, 2011 at the Troutdale Library.

CROA Secretary, Dick Green

