

Cherry Ridge Owners Association Board Meeting

PO Box 33 Troutdale Or. 97060

May 9, 2012

Meeting called to order: 6:06 pm May 9, 2012, in the Cherry Park Library meeting room.

Attendees: President Jim Anderson, Secretary Dick Green, Stuart Crandall-Commercial Board Member
McKenzie White Multi-family Board Member
(1) ACC members, (1) Homeowners

Quorum: called CC&R Article 3.08 Bylaws Article 5.11

Minutes: April 11, 2012, board meet minutes approved as posted on website.

Reports:

Common area fence: Stuart presented a Resolution to the board; "Resolved, by the board of the Cherry Ridge Owners' Association, that the fence upgrade proposal submitted by Reliable Fence & Construction, Inc., of Gresham, OR, be submitted to lot owners at the annual meeting on June 15, 2012, for approval.

The proposal is to remove existing wood fence and install 2,255 lineal feet of white Echelon Majestic 3-rail flat top 6' wide by 54 inches high ornamental aluminum fencing. Existing fence posts will be cut at ground level and hauled away.

The product will be installed to manufacturing specifications. Terms of payment would be 50% down and the net on completion.

Total cost would be \$45,992.00.

The board strongly recommends this solution to our recurring fence repair expense and guarantees an up-to-date atmosphere to the subdivision for years to come."

Finance: Report included Profit and loss , income, expense, total assets and open invoices,
One lot owner paid their delinquent dues, the other outstanding assessments have been sent to collections.

Budget: Stuart presented an annual itemized budget to the board for the purpose of giving the president the authority to okay payment of bills in the budget up to 10 percent above listed items without the need to present it to all board members before payment

Architectural Control Committee: None

Common areas: TruGreen stated in an email to the secretary that they would provide keys to the sprinkler timers and prep the flower beds.

Nominations: Nomination letters are due by 10:00 am Thursday, May 10.

CCR's: CCR Article 5.07 CCR's: Board member had asked owner to email the board all steps that are being taken to resolve the noise issue caused by the croaking frogs. To date the board has received no information from the lot owner.

Notice

Annual Owners Meeting: Meeting will be on June 15, at 6 p.m. at Reynolds high school in the multi-purpose room.

Some pending agenda items are:

- Election of open board position
- Nomination of ACC open position
- Fence resolution
- Parking resolution
- Owners' open forum

June Board meeting: No board meeting in June

Unfinished Business

Moved and seconded to send the first violation letter to the home owner and to send the second in 30 days if no action is taken by the home owner to resolve the nuisance to the neighborhood.

Passed by all board members.

New Business

Moved and seconded to amend cost of fence resolution from \$45,992.00. to \$50,100.00

Passed by all board members.

Moved and seconded to present fence resolution as stated above to owners .

Passed by all board members.

Moved and seconded to give president the authority to okay payment of bills in the budget up to 10 percent above listed items without the need to present it to all board members before payment

Passed by all board members.

Moved and seconded to post all recorded resolutions on the association website for access to owners.

Passed by all board members.

Adjourned: at 7:20 pm

Next Meeting

July 11, 2012, Cherry Park Library from

6--8 p.m.

CROA Secretary, Dick Green