

Cherry Ridge Owners Association Board Meeting

Meeting Minutes

May 10, 2013

Opening

The regular meeting of the Cherry Ridge Owners Association Board Meeting was called to order at 6:10 pm on May 8, 2013 in the Troutdale Library meeting room by CROA President Jim Anderson.

Present

Jim Anderson – President

Karen Lavoie – Interim Secretary/Treasurer

Sally England – Commercial Board Member

Nichole Kelly – Apartment Manager

2 ACC Members

2 Homeowners

Officer Wilkerson, Troutdale PD 503-491-4016

Rodney.wilkerson@troutdaleoregon.gov

A. Quorum

Called CC&R Article 3.08 Bylaws Article 5.11

B. Approval of Minutes

Minutes for April 10, 2013 meeting were approved as posted on CROA Website.

C. Finance

NEW FENCE: President Jim Anderson said that the new fence project has started. Jim walked with the contractors to inspect the project. They came to tear down the fence up to the park from Berryessa to Cerise. Owner Dick Green asked if there was a vote for the new fence. Jim said they were in the July minutes. It was asked if the fence by the apartments could be a “Phase 2” but in the CC&Rs it only is in regards to the fence along CPR. Dick also mentioned that when he has driven by he sees the fence guys just sitting around.

It was noted that the landscapers and fence people are working together during the fence replacement.

LANDSCAPING: Brickman Landscaping said there was minor irrigation problems on Sturges that is being cared for otherwise all sprinklers are working. There is no change in the hedge. They did spread the weed control and asked the board about bark on the areas needing new back.

They have been picking up trash as they see it on Stella, Cerise, & Cherry Park Road. Bill Huntley worked with RHS to have kids leave trash at school. That is not being done. Officer Wilkerson said he would talk with the school about the garbage the kids are leaving.

TREASURER REPORT: Update report included open invoices, profit and loss, income, expense and total assets, monthly bills paid from Becky Johnson. Money market account has \$113,533.00, dues for 2013 were \$47,493.00, PGE \$38.50.

D. Reports

APARTMENT UPDATE: Nichole said the springtime projects including pressure washing, steel coating and restriping the parking lot has started and will be done by the end of the month if weather permits. Pressure washing will be next – this summer.

COMMERCIAL UPDATE: Sally England said that everything is better with parking. They have set up a trespass agreement with Troutdale Police and put up towing signs.

DELINQUENT DUES: There is \$10,871.63 in arrears, 11 homeowners.

Karen Lavoie – interim secretary had a new format for tracking delinquent dues. She showed all present the new format and said that the current document that the bookkeeper gives us does not explain when payments are made, what the fees are for, etc. Karen's document encompasses all of that. There was a motion by Sally England to talk to the bookkeeper about switching to this new format, Nichole 2nd, all in favor.

It was also discussed the role of the secretary versus the bookkeeper charging us to do tasks that the secretary can do. The bookkeeper charges too much and therefore Sally England was going to check into a different bookkeeper.

E. Architectural Control Committee

ACC APPROVAL ACTIONS: Sally Savidge had a request from:

2120 SW Sturges Lane (Lot 148/149) – fence tear down and build new fence (same as before.) Roofing/Same color.

Sally also mentioned that we should tell the owners living on Cherry Park Road that want to get repair, replace or install a new fence along CPR to turn in a request to the ACC.

F. New Business

HOMEOWNERS ASSOCIATION MEETING: The annual meeting will be held June 12, 2013 in the MPR at Reynolds High school – reservation for the room was made with John Olson. We will be charged \$61.00. We will have cookies and drinks.

BOARD MEMBERS: Two (2) new board members (President & Secretary) will need to be elected; one (1) for a vacancy left by Bill Huntley for a 6-month term and the other for a two-year term. Ballots will be going out once all the nomination forms are in within the deadline of May 10th.

G. Public Discussion

HOMEOWNER NEWS: Sally England brought us up to date on the frog issue. She said she spoke with the owner who said the frogs are only a problem during a certain period. She said that because we asked her to get rid of them and would need to re-landscape, she is asking for \$800.00 to remove the pond, landscape, etc. She has an attorney to resolve the problem. She cannot absorb the cost to remove and/or put a net in there. Owner Dick Green then commented that we cannot take funds out of the homeowners' account to pay for a homeowner's responsibility. There are procedures to follow when a complaint is raised. It is a four- step

process that is not being followed as it has been a year (or more) that this issue has been going on. Owner Susan Johansen said the owner did nothing to take care of the mosquitos, frogs, etc. and hires children to play in there and take them out occasionally. Jim (President) said that she got a 3rd certified letter on the 24th of May with a deadline for the 26th of May. If not complied with, she will be fined. Sally motioned, Nichole 2nd, all agreed.

However, Jim said that there is an anonymous donor who would pay the \$800 to get the frogs removed and landscaping done.

There are new owners on North Star Way – Jeff and Nicole – 2202 NW North Star Way. It was asked if we had a welcoming committee and there is none. Maybe we can create one.

Adjournment

Meeting was adjourned at 6:55 pm by CROA President Jim Anderson. The next meeting will be the annual owners' meeting at 6:00 pm on June 12, 2013, in the Multi-Purpose Room (MPR) at Reynolds High school.

Minutes submitted by: Interim CROA Secretary, Karen Lavoie