

# Cherry Ridge HOA Meeting Minutes

## June 5, 2017

Call to order

Minutes approved from last meeting

Not a Quorum, but Sally has proxies from Directors Roger and Nicole in support of Ken Cook who ran unopposed for Secretary, so he will be added to the board for another 2 years by absentia. Members in attendance voted unanimously (verbally) for Ken Cook to continue serving as Secretary.

### **President Report:**

Normal storm damage: there has been some that has been take care of over the year. Relationship with Lt. Wendland has been positive and supportive, he has helped remove a couple of squatters.

Many issues with owners violating the parking regulations in CCR 5.10, specifically boats, trailers, RV's etc. CCR 5.10 seems to be the only CCR that comes up as an issue. A few questions about specific situations came up and updates were shared.

Our 2016 taxes were done by a different company through Invest West (CROA bookkeeping company), and approval was given to continue to use the 1120H form we've used in the past. The company needed this approval documented in our CROA meeting minutes for IRS purposes.

The board is interested in getting bids to power wash the common fence around the neighborhood. Looking for licensed and bonded. Notes will be sent to homeowners who have vegetation encroaching the HOA fence (CCR's 5.06 Fence). If CROA has to do the trimming homeowners will be charged.

Roger informed Sally that the Safeway property would be seal coating the parking lots in the coming weeks. On Point Credit Union will be a new business coming into the property. They are also working at removing squatters who attempt to stay long term in the parking lots.

Nicole shared updates that are occurring to the apartment properties (painting, roof repair).

### **Secretary Report:**

Two letters have been sent to owners regarding parking violations and they have been informed of the fine schedule. Updates were shared about the status of each situation. The city was notified about one potential solution the Homeowner was proposing, and we have not yet heard from the city about potential action.

There was a concern from one homeowner about another owners landscaping in their backyard. The Cherry Ridge CCR's do not apply to this issue because it's in the backyard, so the CROA Board contacted the city to learn to report the concern, and have not yet heard from the city about potential action.

One homeowner contacted Ken to inquire about possible issues in the past with LP siding, and wondered if the Board had any records about it. After the thorough search, the Board was not able to locate any records related to LP siding issues, and referred the homeowner to the city to see if the city has records.

Yearly budget and general financial standings were reviewed and can be found on the website.

Wayne's Landscaping report: Irrigation system is being looked at to see what repaired are needed, and to ensure timers are set correctly (early watering to minimize water loss).

### **ACC Report:**

Homeowner, Peter Probasco, was added to ACC and his contact information was added to the website.

General discussion occurred about the possible Sturges road opening and the possible apartments on Fuji properties (where the berry stand is currently), and future widening of 238th.

Special acknowledgements were given to homeowners who have made voluntary contributions to the Cherry Ridge community.

Next Meeting: September

Meeting Adjourned