

Cherry Ridge Owners' Association

Meeting Minutes

June 12, 2013

Opening

The Annual Owners meeting of the Cherry Ridge Owners' Association was called to order at 6:25 pm on June 12, 2013 in the Multi-Purpose Room (MPR) at Reynolds High School by CROA President Jim Anderson.

Present

Jim Anderson – President

Karen Lavoie – Interim Secretary/Treasurer

Nichole Kelly – Apartment Manager

Beverly Przybylski – Parliamentarian

Becky Johnson – Bookkeeper – Davis & Graves

1 ACC Member

20 Homeowners

A. Quorum

Called CC&R Article 3.08 Bylaws Article 5.11 – no quorum.

B. Approval of Minutes

No quorum for the minutes for May 8, 2013 meeting.

C. Finance

ELECTION RESULTS: Jim Anderson won the vote for the 2-year term with 18 votes. Don Le received 7 votes for the 2 year term. Karen Lavoie won the vote for the 1-year term with 27 votes. The selection for President and Secretary will take place at next month's board meeting by a vote of the board. Karen expressed interest in becoming president and voiced it to the attendees on her vision for the future of the CROA. Attendees also brought up having quarterly updates on neighborhood issues via a newsletter, making sure people are abiding by the CC&Rs & bylaws – specifically garbage cans – using email as a major form of communication with homeowners (not selling emails to others-spamming) and posting the Neighborhood watch and other related websites on the CROA website.

CHERRY RIDGE NEIGHBORHOOD WATCH: Karen Lavoie discussed the launching of our neighborhood watch. She spoke about the meeting held earlier this month, her vision for the neighborhood watch, getting together a group to plan a National Night Out party/BBQ and how that will help us keep our neighborhood safe, viable and livable.

NEW FENCE: President Jim Anderson said that the new fence project is complete with one final walk through taking place soon. We owe the remaining balance of the \$46,300.00 (50% down) and will pay that when we are satisfied with the fence. Owners complained that there are already slats dented as well as water system damage when the fence was being installed – possibly due to the landscapers and their machines. The Gresham Fence folks will take care of any issues we have. Owners brought up the fact that if the fence is damaged, we would have to replace the entire section of fencing instead of just the damaged piece. Owners brought up that the middle school kids may be the cause of the dents just east of Berryessa on Cherry Park Road as it is where they catch the bus to Walt Morey Middle School. Someone from the board will speak with

Reynolds School District regarding the monitoring of this bus stop and potentially moving the stop. Brinkman walked the fence line with Jim Anderson to go over landscaping around the fence as to not damage it.

OWNER INTRODUCTIONS: All present introduced themselves to one another.

LANDSCAPING: Brickman Landscaping said there was minor irrigation problems on Sturges that has been fixed. However, the water is on when it shouldn't be. Some owners feel we are wasting water and money because it is still raining and no need to water at this time of year. Jim will get it fixed/shut it off for a while until we need it again.

It was asked if the landscapers can clean up and cut back the greenery in the water detention pond. Jim will ask them for a quote on the cost of the clean up. An owner asked if the bench in front could be removed so as not to be a hangout for teenagers and if anyone would miss it being there.

It was also asked if there was an agreement set up with the landscapers for any damage their machines cause to our fence. Jim will look into it.

TREASURER REPORT: Everyone was handed the annual profit & loss statement prepared by Becky Johnson.

D. Reports

APARTMENT UPDATE: Nichole said the restriping the parking lot is completed. She is now looking to hire a new assistant and a new maintenance person due to personnel shortages.

COMMERCIAL UPDATE: No Update.

DELINQUENT DUES: There is \$10,771.63 in arrears, 10 homeowners.

Karen Lavoie asked Becky Johnson about the different charges on homeowners billing sheet. She explained that the \$368.00 charge is the lien fee and the \$250.00 is the attorney fee. \$10.00 is the monthly late charges.

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 mentioned she had picked up extra fence pieces and cement that possibly was waiting to be put up near Cherry Park Road and Berryessa. Those materials have since been given to Reliable fence company.

Sally reported we had approximately 12.5 requests for replacement roofs and 12 homes that were painted or needing dry rot repairs during the last year.

F. New Business

FENCE PHASE 2?: Owners asked about a phase 2 to replace the fence along the apartments and pond as well as other areas where the old fence still lays. It was suggested we address this when we have healed from the cost of the new fence. The board will then decide on replacing or removing the other fence areas.

G. Public Discussion

HOMEOWNER NEWS: Owners brought up a fellow owners disregard for following CC&Rs by parking a water tank truck in a side driveway (not approved by ACC, but permitted by the City). The owner has been spoken to by neighbors yet no remedy. Possible action by the board is required.

There are other owners not abiding by the CC&Rs. Dick Greene brought up that the initial discussion needs to occur neighbor to neighbor and then if that does not work, have the board intervene by filing a complaint and take care of it through the complaint process (4 steps process).

Sally (ACC) suggested having a group walk around and look for CC&R violations. Possibly starting a landscape committee who would report violations to the board. Then send out spring reminder cards of violations prior to filing complaints.

Update on homeowner – Frog issue – is in the 4th step of the complaint process. The fine letter has not gone out yet; will go out in the next week for the owner to remedy the situation. Susan J. said that the owner was going to sue the HOA.

Adjournment

Meeting was adjourned at 7:27 pm by CROA President Jim Anderson. The next meeting will be the monthly board meeting at 6:00 pm on July 8, 2013, at the Troutdale Library.

Minutes submitted by: Interim CROA Secretary, Karen Lavoie