

Cherry Ridge Owners Association Board Meeting

Meeting Minutes

July 8, 2013

Opening

The regular meeting of the Cherry Ridge Owners Association Board Meeting was called to order at 6:12 pm on July 8, 2013 in the Troutdale Library meeting room by Jim Anderson.

Present

Jim Anderson – Board Nominee	2 ACC Members
Karen Lavoie – Board Nominee	15 Homeowners
Nichole Kelly – Apartment Manager	

A. Quorum

Called CC&R Article 3.08 Bylaws Article 5.11

B. Approval of Minutes

Minutes for June 12, 2013 meeting were approved as posted on CROA Website.

C. Old Business

NEW FENCE: Jim Anderson said that our landscapers – Brickman – reported that the fence company damaged water fixtures when installing the fence. They will give Jim a quote on the damage and how much it will cost to repair. Jim will give the quote to the fence company.

LANDSCAPING: Brickman Landscaping said the irrigation problems on Sturges are resolved. However, homeowners present at the meeting said that the water is still on during the day (12:00-1:00 pm) instead of at night (midnight-1:00 AM). We will advise Brickman and have them change the water schedule.

They reported that they cannot find the water turn offs. As no one knows where they are, this will be researched potentially through the City of Troutdale.

D. New Business

LANDSCAPING: There was a proposal to redo the area around the monument with flowers. Cost would be \$180.00. Homeowners present suggested replacing flowers with plants like azaleas, rhododendrons, etc.

There was also a proposal to blow bark on the area of North Star Way and Daybreak in the amount of \$662.00. Homeowners would like to make sure the weeds are eradicated with an herbicide prior to putting any ground cover down. Prior to any bark being laid we must make sure the weed eradication is done correctly.

Sally Savidge (ACC Committee) suggested that we only have one person contacting the landscapers when we have landscaping issues. Otherwise it gets too confusing and potentially needless extra charges when it is not vetted to one person. So far all issues reported have been within our contract.

We institutionalized a landscape committee consisting of Wayne Schulte and Denice Hay. They will coordinate any landscaping needs to Brickman as well as issues related to the common areas. Any costs, above and beyond what is in our contract, will be brought to the board's attention through proposal which will be voted on by the board. Wayne will coordinate with Brickman on the landscaping around the monument.

Jim Anderson reported that the landscapers found a deceased male behind the area of the monument a few weeks ago. The ME has tentatively identified the person, but not releasing information until family has been contacted. Troutdale Police have no other information on the deceased.

There is gang graffiti throughout the neighborhood. Wayne suggested using a liquor based cleaner to get rid of it. It was also suggested to get the boy scouts and or an inmate work crew involved in cleaning up the pond area. Sally will look into getting an insurance rider (if we don't already have one) with the insurance company.

BOARD NOMINATIONS: Karen motioned to move forward with the vote of the officers. Nichole 2nd. Jim disagreed as he felt Sally England should be there as well. Motion passed.

Vote of officers were as follows (board members present – Jim, Nichole, Karen): President – Karen (2 votes), Jim (1 vote), Secretary – Jim (2 votes)

New CROA President is Karen Lavoie.

E. Reports

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 \$87,046.97, dues for 2013 were \$47,493.70.

Homeowners suggested that a management company take over our finances along with working together with our vendors (landscapers, etc) in the future. There was a previous meeting where a presentation was made and it sounded reasonable. However, other homeowners think that it would cost more money than what we are currently spending on our bookkeeper because there would be a base contract for day to day operation, but then extra costs for anything not within the scope of the basic contract.

APARTMENT UPDATE: Nichole reported that she has 2 new maintenance personnel and hopefully a leasing agent soon (full time). There were illegal fireworks being let off this 4th of July in which one of her new maintenance crew members took care of it by contacting the Troutdale Police. The issue was resolved peacefully.

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 \$10,230.43 in arrears, 11 homeowners. 2 judgments are pending.

F. Architectural Control Committee

ACC APPROVAL ACTIONS: Sally Savidge had nothing to report.

G. Public Discussion

HOMEOWNER NEWS: Owner Susan Johansen hired an attorney as the issue regarding the neighbor with the frogs has not be resolved; violating the CC&Rs – noise nuisance. Jim responded to the letter sent by the Johansen’s attorney.

Agenda Items for Next Meeting

Obtain password for website, send out emails instead of snail mail, and discuss fence damage on CPR, fence along Sturges.

Adjournment

Meeting was adjourned at 7:18 pm by Jim Anderson. The next general meeting will be at 6:00 pm on August 12, 2013, in the meeting room of the Troutdale Library.

Minutes submitted by: President, Karen Lavoie