

Cherry Ridge Owners Association Board Meeting

P.O. Box 33 Troutdale, OR 97060

July 11, 2012

Meeting called to order: 6:06 PM July 11, 2012 at Cherry Park Library meeting room.

Attendees: President Jim Anderson, Bill Huntley, Stuart Crandall-Commercial Board Member, McKenzie White Multi-family Board Member. 2 ACC members, 2 homeowners.

Quorum: called CC&R Article 3.08 Bylaws Article 5.11

Minutes: June 15, 2012 annual Homeowners meeting minutes will be revised and approved at next Board meeting.

All board members approved.

Elections: Jim Anderson was nominated for President. Motion approved by all board members.

Bill Huntley was nominated for Secretary. Motion approved by all board members.

Reports: The board held a discussion on when to start new fence if approved. Jim was informed from Reliable Fencing that it could start this year or next summer with a retainer 60 days before project to begin.

M/S/C All board members approve to start fence next summer.

Discussion was held on amount of water usage for common areas. Stuart will monitor water bills.

State Farm Insurance quoted Jim that the new fence will be \$164.00 more per year. Stuart may look at other insurance bids.

President Jim Anderson and Bill Huntley met with Scot Warmenhoven with TruGreen Landcare to examine dead trees in the common areas. The total cost for removal and repairing three trees would be \$900.00.

M/S/C By all Board members to approve TruGreen to remove the dead trees in the common areas for \$900.00.

Unfinished Business: There had been a fine levied against 1690 North Star Way for hedge height. The board could not find any documentation in the minutes.

M/S/C All board members approve to waive fine and to start new with homeowner about hedge height.

Report on delinquent dues from Vial Fotheringham Lawyers will be updated at next board meeting.

Finance: Report included profit and loss, income, expense, and total assets. Pam McBeth renewed our registry with the State of Oregon for Domestic Nonprofit Corporation. Annual fee is \$50.00.

Architectural Control Committee: Surasak Tanatchangsang reported he just received a request for approval on 1291 SW Napoleon Place for an addition onto their house.

Sally Savidge requests we include these approval actions by the Architectural Committee:

1272 SW Berryessa Place, repaint front and new roof.

1389 SW Napoleon Place, fence and retaining wall.

2120 SW Sturges Lane, repaint siding.

1741 SW Daybreak Way, replace front window.

M/S/C Appoint Janice Wahne to the Architectural Committee.

Notice: McKenzie White will be leaving due to moving to new Apartment Complex. Will inform board when that date will be.

New Business:

President Jim Anderson reported that a noise nuisance was brought to his attention of late at night parties at 1784 SW North Star Loop and that this is a rental property. Jim will contact homeowner about the time of 10:00 pm is the latest time for noise.

Discussion was held on someone already posting political signs on their property. Signs should not be posted before sixty days of elections. Jim will talk with code enforcer officer John Copeland at city hall about removing sign.

Adjourned: 7:05 pm

Next meeting:

August 8, 2012, Cherry Park Library 6 - 8 pm.

CROA Secretary, Bill Huntley