

Cherry Ridge Owners Association Board Meeting

July 17, 2009

Minutes: No minutes presented from previous meeting

In Attendance: Craig Christensen, Scott Sievert, Sally Wright, Linnea Wilde

Public Comment: None

Managers Report: Manager not present

Secretaries Report: Sally is working on a newsletter to be sent out by the end of the month.

Executive Session: Craig advised he has been in touch with TruGreen on improving the common areas. Craig, Sally and Scott voted, unanimously (3 for, none against), to accept TruGreen's bid for monthly maintenance of common property. It is only @\$60 more per month than Gresham Landscape's current charges. CROA will deduct the difference from Gresham Landscape's final bill.

Craig has had TruGreen look at dead trees in complex. Removal will be on a separate contract. Craig will keep board apprised of progress and cost.

Craig presented the idea of a "month-long garage sale" within the neighborhood. All present thought this was a great idea. The Association will pay for signs and post each weekend. At the end of the sale, the Association will get a drop box and owners can dispose of unwanted items. This idea was also enthusiastically received.

Craig again brought up issue of trees pushing up sidewalks. He is investigating options to getting these repaired.

Craig and Scott have been handing out "garbage can notices" and they seem to be working as fewer cans are being left out.

Discussion ensued, re: enforcing CC&R's. All felt they had to be followed "to the letter;" no exceptions to the rules established in the CC&Rs.

Specific violations in the neighborhood, re: trailers on street and in driveways were discussed. Vehicles on the street are handled by the city. Violations in driveways are CROA responsibility.

Craig again brought up issue of Gresham Landscape not delivering services as agreed to in the contract. Craig proposed deductions from their final bill for the following services on which TruGreen has had to do remedial work:

- Repair of irrigation system, @\$494.00
- Fertilization and tree trimming, @200-\$300

Scott and Sally agreed with this action.

Association also appears to have been overcharged for bark dust application. There is no recourse at this point.

The Association was also charged \$10,800 for repair/removal of common fence. Craig has discovered that this work was done by “an arm” of Gresham Landscape dba “Affordable Handyman Service.” He feels this was misrepresentation by Gresham Landscape and definitely outrageous charges.

He is going to present the poor business actions of Gresham Landscape to the State CCB and ask them to investigate.

Craig also indicated he is committed to getting at least two bids for prospective services to/for CROA.

Next Meeting: Not scheduled

Submitted by: Sally Wright