

CROA Board Meeting

July 20th 2015
Troutdale Library

Meeting called to order
Full Board was present.
All ACC members
3 owners

Presidents Report

Sidewalk repair update:

Last meeting a bid was accepted from a sidewalk repair person, but he backed out. Thanks to Ken Cook our secretary two new companies were identified and hired to repair the sidewalk. Due to the time constraints, an emergency meeting was held to approve hiring the new companies. A special thanks to Ken Cook. The new companies were \$1400 LESS than the original bid.

A motion was made to add a Resolution - CCR 407 pertaining to Special Assessments of Capital Improvements. The Resolution authorizes 2 board members to approve a capital asset fix or repair, maximum of \$500, without having to call an emergency meeting. The board unanimously approved the resolution. Owners will be notified in the upcoming newsletter. This will also be posted to the CROA website.

Landscape committee member Wayne was unable to attend but sent an email, and shared that he was pleased with the fence removal. He also referenced a swampy area between the apartments and bio swell. He also wanted to remind the board that past policy is that the property that creates the issue is responsible for fixing it. The situation will be monitored to see if it needs addressed down the road. He is still working with the irrigation company to get the irrigation set right.

Director Nichole from Apartments shared upcoming projects on the property. Nichole reassured the board that she continues to remind renters about cleaning up after pets.

Director Roger from the commercial property shared there will be work on the parking lot in the shopping center. ADA signs and areas will also be updated in the next 30 days. A question was raised about the housewares collection trailer behind Safeway. It was shared that the company paid for 1 year of access, but, apparently didn't do as well as they wanted to so they pulled the trailer and have left. Goodwill wants to come back.

The board reviewed the rules about organizations or business owners putting up signs around the neighborhood or in our common areas. Business signs except for realtor signs are not allowed and will be removed. Owner's garage sale signs are okay.

ACC members updated the board on homeowner projects. There was discussion about fences on Montmore backing Sturges on who is responsible for maintaining them, and property owner rights to remove fencing if the process outlined in the CCR's is followed.

Meeting Adjourned

Ken Cook Secretary

Next meeting September 21 2015

Meetings will now be held every odd month same place and time