

Cherry Ridge Homeowners Association Minutes

9/21/15

Call to order 6:45

President Report Sally Savidge

Full board present tonight. We have a new contact at Davis & Graves (our accountants), her name is Peggy McShane. Transition to new person has been smooth.

At a spring meeting it came to our attention that there were issues with our watering system. Bids were sought to repair the watering system and reset the timing of the watering systems to be more efficient. An emergency board meeting via email was held and approved Pro Blades bid. The repair work is complete.

Presented: One homeowner issue and the protocol followed by the board of Directors
There was a non-compliance issue with a utility trailer. A fine was sent to the owner in August. No Director has received a response or contact from the owner.

Secretary Ken Cook report on what was spent so far this year - \$26,958(*see correction *). The costs so far this year included multiple repairs to the irrigation system, tree removal, compliance with city code regarding sidewalk repairs (a complaint was filed), water bills (including the breakage that caused the water bill to increase). There was one month that the water bill was \$7,000 which triggered the investigation into the irrigation system and resulted in numerous repairs and adjustments to timing. Discussion of how the weather has increased the overall cost of water and the increased costs of watering. The water bills are back into the typical range, showing that the irrigation system is working properly and efficiently now. The board agreed to shut off the watering system by October 1. Backflow testing will happen prior to water system shutdown.

****Property Maintenance Expenditures**

Jan.-Aug \$16,032.54

Commercial Property Director; Roger Shirley report – Adding New asphalt in the parking lot, over coating, and new striping. All of the ADA work is appropriately installed. They will be adding a spotlight over the stairwell into the apartments. School is back in, so mid-day they are watching to see what the kids are doing. Sally shared that the staff member from the school with the golf cart (Golf Cart Guy) is actively working on managing the kids mid-day.

Multifamily Director Nichole Kelly report – some residents asked about lighting in the stairwell. Re-asphalting, roofing and other repairs have occurred over the past few months. Wayne shared there are still traffic markers left by contractors.

ACC Report Tana, Brein and Janice –
1646 SW North Star Loop, roofing
1593 SW North Star Loop, garage door

Landscape Committee Wayne and Denise;

As far as landscaping goes the grass is green and this week DJ will be notified to shut off the irrigation / winterize. After backflow test are complete. Sally will call Amy Yates from last year's testing to set that up.

General Discussion -

Next month, maybe start getting bids for bio-swell cleaned up, cleaning up trees by the monument. Trim trees along Cherry Park rd. Prepare the grounds for winter.

A homeowner asked about guidelines for landscaping and painting. General guidelines about the CCR's, the website address and process for getting ACC approval was shared.

Meeting Adjourned 7:30

Next meeting is November 23rd. Sally will check to see if the Library is open for a different Monday in November so the meeting isn't the week of Thanksgiving.