

Cherry Ridge Board of Directors Meeting

Minutes for October 19, 2015

Call to order 6:10pm
President Report Sally Savidge
Full board present tonight.
Last meeting minutes approved.

5.10 Parking

Homeowner (Lot 27) presented a request for an exception to CCR's interpretation of 5.10 parking. Discussion occurred about the intent of the CCR's with the language of the paragraph. Safety concerns were brought up about visibility. The homeowners of lot 27 have questions about whether or not the CCR's supersedes the City Ordinances. Specifically, where is it written that the HOA has jurisdiction over the city?

Discussion occurred about the owners of lot 27 possibility of getting a petition signed for allowing the trailer.

The homeowners requested that if the HOA is going to implement the fine, then the HOA needs to present documentation that the CCR's can supersede City Ordinances.

The Board agreed to get legal advice to the following question:

Attorney Question: Can the association enforce the public right of way. Is the HOA 5.10 Parking as written enforceable?

If the Attorneys letter confirms that HOA supersedes city ordinances, then the owners of lot 27 agrees to comply immediately.

There will be a freeze on the fine pending clarification from legal counsel.

DJ our Landscape provider currently charges \$1460.00 and is asking it to be raised to \$1740.00.

The original bid was an aggressive bid, and DJ thought he would be able to provide it in the time provided. However, given the size of the landscape, the terrain and the trees/leaves takes more time. Questions about time put in, man hours, 44 weekly visits – with 12 man-hours per visit and a crew of about 2. Hourly rate is \$45/hour. The group and landscape committee discussed that most services are included, and the quality of service provided is very high, and the cost increase is less than \$1 per house. Discussion - from a business standpoint, a vendor needs to make enough money to assure quality, loyalty and motivation. A motion was made to accept the new bid which first and seconded. The Directors unanimously approved the raise.

Landscaping – update DJ already send paperwork to the city for the last backflow test. The water is off and the lines are blown. There will be a meeting in the spring before the irrigation system turns on to discuss the times, etc. to save money. DJ recommended that the owners, who have excess water in their yard from irrigation, monitor how the ground absorbs water now that the irrigation system is turned off. It might help determine if it's a soil (clay) issue or an excess watering issue.

ACC Report - Tana

1751 SW North Star Loop – Repaint approved

1799 SW Daybreak Way – Paint and new windows approved

Nicole – nothing to report

Roger – nothing to report

A motion was made by Sally Savidge to change the enforcement procedure. To eliminate a couple of steps but still be fair and balanced. The motion was first and seconded. All board members voted yea. The new process will be sent to all owners via the next newsletter in November also on the CROA website and Facebook.

A recommendation was made to move the board meetings to Tuesday nights, at 6pm. This will begin with January 2016 meeting. Dates TBA

Possible November 16th meeting will depending upon response from attorney, regarding legal interpretation of CCRs.

Meeting adjourned.