

Cherry Ridge HOA Meeting, 10-20-14

Called to order @ 6:37

Quorum; Three Directors present

President, Sally Savidge

Secretary, Susan Johansen

Multifamily, Nichole Kelly

Commercial Property, Roger Shirley (absent)

Homeowners present - 7

Past CROA Minutes reviewed and okayed by Directors.

President Report: Sally Savidge

- Possible meeting scheduled for November.
- Parking violation notices were distributed to 5 homes by leaving a courtesy letter. Any of these homeowners who remain in violation after Oct. 22nd, will receive a second notice of violation letter in the mail.
- Completion/paid in full - sidewalk removal & repair on Napoleon & Daybreak Way. Landscape bushes were donated (by Sally Savidge) to re-route pedestrians on sidewalk.
- Completed/ paid in full - Bio-swale clean up and removal.
- Our HOA Bio-swale is private property.
- Traffic Circle @ Sturgess & Berryessa might be the responsibility of the City of Troutdale to maintain landscaping. We're checking into it.
- Irrigation system is to be turned off and a key for irrigation zones. A generic key can be obtained at any landscape supply center (Rain Bird).
- Completion/removal of tree on Montmore due to sidewalk damage.
- Previous HOA president hired an attorney last November (2013) to change wording/verbiage in our development's CC&R's. No billing details were provided for this billing and in spite of being asked to wait, previous secretary paid attorney's bill. CROA has received an additional bill for \$203.00 from this same attorney dated May, 2014. A letter has been prepared to send attorney regarding previous unusable rough draft and current additional charges. Authorization was given by Directors to send out letter.
- Motion to set up necessary protocol for any Director to obtain permission from the Board to hire outside entities/businesses and or take on projects.

Secretary Report: Susan Johansen

- All reports sent by our accountant Becky Johnson were provided.
- Our HOA is currently over budget. New budget is being prepared for next year.
- Collections are down to only two homeowners.
- Reserve Account Study was last done in 2011 and needs to be done again. Becky is looking into it. A Reserve Account is necessary for our HOA's future repairs and to maintain its livability.

ACC Report: No committee members present.

- One homeowner has on-going CC&R violation on property. Fencing needs to be extended to obscure an RV parked on property. Homeowner has been notified.

Landscape Report: Wayne Schulte

- Traffic circle - Wayne talked to City Attorney and Dept. of Public Works about maintaining circle. Possible gravel or grass alternatives.
- ProBlade to shut down irrigation is scheduled for October 31th.
- Landscaping services were terminated by letter with Brickman Landscaping due to breach of scheduled maintenance contract on February 28, 2014. Billing for \$1545.00 is being requested (Erin Jacobs called from Brickman) for final services for February 2014. ProBlade was hired and paid \$720.00 (leaving a difference of 825.00 between original billing of \$1585.00) to clean up debris that Brickman hadn't done. Partial payment is being considered to end affiliation with Brickman Landscaping. Emails will be provided to Sally -

Multifamily: Nichole Kelly

- Nothing new. Fencing that divides the apartments from the bio-swale needs repair. Possible removal or replacement alternatives were discussed.

Next meeting of the Board in November 17th.

Meeting adjourned - 7:50pm.