

Cherry Ridge Owners Association Board Meeting

PO Box 33 Troutdale Or. 97060

December 14, 2011 Minutes

Meeting called to order: 6:03 pm December 14, 2011 in the Cherry Park Library meeting room.

Attendees: President Jim Anderson, Secretary Dick Green, Marjorie Henderson
(2) ACC members, (2) Homeowners, (1) Guest speaker
Absent: McKenzie White Multi-Family Board Member

Quorum: called CC&R Article 3.08 Bylaws Article 5.11

Reserve Study: David Schwindt From Schwindt & Co. spoke regarding the reserve study for the association. He addressed, it is an Oregon Statute that an owner association must have a reserve study. That the study be updated annually. The cost for the finalized study would be \$2000 and the updates would run \$500 to \$700. He ask us to look at each item and determine if the figure were high, low or okay and why. He asked if we didn't feel like an item belonged or if an item was missed to contact their company with the above information so they could make adjustment to the study before it is finalized.

Minutes: For November 9, 2011 board meeting minutes approved as posted on website.

Reports:

Finance: Report included Profit and loss for November, income, expense Checks written to date and total assets

TruGreen Report:

TruGreen sent out their annual budget. No cost increase for basic services for the up coming year. Total recommended services for property management \$44,427

An owner saw TruGreen blowing leaves between the common fence and owners fences on 12/10/11; they stopped and talked with the workers. TruGreen called a board member later that day and stated the leaves between the fences would be picked up the first of the week.

Architectural Control Committee:

No new request.

CCR's: Two complaints were received from owners.

One about January 1st not being a good time for dues to be required to be paid; trailers parked on the street.

One about the condition of a neighbors back yard

City Notice: School bus driver states some trees need trimmed at the intersection of Sturges and Berryessa. The board is to contact TruGreen for bid and get two other outside bids before trimming trees.

(After looking over city notice, this is a work order and the trimming was already done by

the city.)

Insurance: State Farm sent a questionnaire to the association for renewal of policy

Unfinished Business

none

New Business

A committee appointed to look at reserve study item to verify amount and percentages stated in study.

Adjourned: at 7:37 pm

Next Meeting

January 11, 2012 at the Troutdale Library.

February 8, 2012 at the Troutdale Library

CROA Secretary, Dick Green