

Owners' Meeting Minutes – June 14, 2014

Minutes of CROA annual owners' meeting June 14 at Columbia Park west of Reynolds High School.

The meeting was called to order at 2:10pm by President Karen Lavoie. Quorum consisted of President Lavoie, Secretary Jim Anderson and Nichole Kelly, apartment manager.

President Lavoie gave a recap of activities during the past year. Included were replacement of lights at the monument, removal of trees at the monument site, hearing from the Reynolds resource officer and a realtor discussing home CC&R's, short response to requests by the architectural control committee and discussion of contents on the CROA website.

Wayne Schulte submitted quotes from Lee Clifton of Vancouver for repairs to our irrigation system in the amount of \$438 and \$705.00 which were approved by the owners.

Also approved was a quote from Mr. Tree Inc. for tree removal and trimming of trees behind the monument for \$4,225.00.

President Lavoie submitted two amendments to the CC&R's and bylaws, and these documents are covered by another attached page. Approval was given.

Nichole Kelly reported 100% occupancy at the Cherry Park apartments.

Next meeting of the board of directors is at 6:30pm on July 14 at the library. Meeting adjourned at 3:30pm.

Jim Anderson, Secretary

Amendment of CCR Article 3.04(b) (iii) And Bylaws Article 5.1.3

I move to amend:

Cherry Ridge Codes & Covenants Article 3.04(b)(iii) language which reads “There shall be two Single-Family Directors, elected in the manner provided in Subsection 3.04 (e).”

Be amended to read “There shall be at least two Single-Family Directors elected and **not more than five** Single-Family Directors elected in the manner provided in subsection 3.04 (e).”

I move to amend:

Cherry Ridge Owners’ Association Bylaws Article 5.1 which reads “5.1 Number, Qualification and Election. The affairs of the Association shall be governed by a Board of Directors composed of four individuals, as follows:

Be amended to read “Number, Qualification and Election. The affairs of the Association shall be governed by a Board of Directors composed of **at least four** and **not more than seven** individuals, as follows:

I move to amend:

Cherry Ridge Owners’ Association Bylaws article 5.1.3 which reads “There shall be two Single-Family Directors, elected in the manner provided in Subsection 3.04 (e) of the Declaration. Each Single-Family Director shall be an Owner of at least one Single-Family Lot.

Be amended to read “There shall be **at least** two and **not more than five** Single-Family Directors, elected in the manner provided in Subsection 3.04 (e) of the Declaration. Each Single-Family Director shall be an Owner of at least one Single Family Lot.

(Please see official documents for signatures)

AMENDMENT OF CCR ARTICLE 8.01 RESOLUTION

Right to Enforce

I move to add to the current CCRs:

- There will be an enforcement committee established with no less than three homeowners (volunteers).
- The committee (or designated member(s)) will convene once a month to walk/drive through the neighborhood observing homes and their compliance with the CCRs.
- The committee will also respond to complaints submitted through the Cherry Ridge Owners Website. There will be an online form for owners to fill out with pertinent information. If the information is not complete, the committee members will make one attempt at contacting the owner for clarification. If there is no response back, the complaint will not be addressed. Members will ask if mediation is an option.
- Pictures will be taken of any visible violation.
- Letters will be written in accordance with our Schedule of Fines; courtesy letter (either in lieu of or in addition to an in person contact), 1st letter of non-compliance, 2nd letter of non-compliance with fine established, Final letter – fine given. Letters will be brought to the BOD to approve prior to sending out.
- The fine will be given as a bill from the bookkeeper to pay. Subsequent non-payment will result in late payment fees. Subsequent continued violations will be caused for additional fines.
- The bookkeeper will keep copies of all complaints and letters for 2 years.

APPROVED BY:

President

Secretary

Commercial

Multifamily

(See official documents for signatures)

APPROVED ON:

6-14-14