

# ***Cherry Ridge Owners Association Board Meeting***

***February 8, 2012***

**Meeting called to order:** 6:05 pm February 8, 2012, Cherry Park Library meeting room.

**Attendees:** President Jim Anderson, Secretary Dick Green, Stuart Crandall, McKenzie White  
3 ACC members 1 owner

**Quorum:** called CC&R Article 3.08 Bylaws Article 5.11

**Minutes:** For January 11, 2012, board meeting minutes approved as posted on website.

## **Reports:**

**Finance:** 168 owners have paid their dues out of 203. Reports emailed to board from Pam of Davis & Graves CPA were, their hours billed to the association, balance sheet, profit & loss overview for the January through December 2012 and profit and loss report for last month. Bookkeeper okayed to pay taxes for the association. Bookkeeper okayed to pay taxes for the association

**Fences committee:** Stuart took over for the fence committee from Marjorie Henderson. He asked some question of the board and fence committee members on the history of the fence, cost of fence types and style of the fence and will give a recommendation next meeting.

**Owners Contact:** Jim with the help of Pam (bookkeeper) are forming an owners contact list and are trying to gather owners' email addresses in an effort to lower cost s in distributing association information to owners.

**Common Area:** TruGreen submitted a proposal for \$1331.00 for moss and crane fly treatment or \$951.00 for either moss or crane fly treatment only. The board turned the proposal down thinking the cost was too high. Stuart is going to get a bid from the commercial space landscape company.

An owner called about a mole problem that moved from the common area to the owner's yard. The owner was told by Dick that TruGreen charged \$100 pre mole. The owner said he could trap the mole for about \$35 and suggested it would be nice to be reimbursed for trapping the mole. The board took no action to trap, poison or reimbursement to owner, taking the position that they can't control the moles.

An owner who was present at the meeting whose lot borders the common area told the board he also has moles and that he traps them and thought it would be a can of worms for the board to take any responsibility for controlling the mole movement.

**Website:** Dick told the board the person who contacted him about the mole said he had been trying to contact the board for the last month using the email address of board members and the contact us page on the website. Dick emailed the cyber sisters and asked where the contact us emails go. They stated they went to Pam the bookkeeper. The board thought these emails should go to board members and the contact us page should just have a check box on who you wanted to contact.

CCR's: Dick said he talked with the owners who had a trailer parked on the street and asked what did the board want to do. They said it's the board's job to uphold the CCR's and to send them out a letter because the trailers were parked longer than 48 hours at a time on the weekends. They also asked the ACC to write guidelines on what "except on an occasional basis" means and present it at the next board meeting.

### **Old Business**

AAC presented a policy for an expiration of the "Architectural Control Committee Request Form" by adding a sixth step on the form. For owners' projects of 60 days the board amended the time to 90 day from the time the request was dated. If the owner does not finish the project within the 90-day time period that owner must ask the ACC for an extension, where two ACC members must again sign off. A place for the extension must be added to the existing form.

Motion was re-tabled until the request form can be updated to incorporate changes and approved by the board.

### **New Business**

Stuart said he'd look at the budget and give an itemized budget to the board next meeting for approval.

Stuart thought the board should amend the CCR's to if we changed the material the common fence was made of.

Jim to check with library for future open dates of meeting room on Wednesday.

**Meeting Adjourned** 7:25 PM

### **Future Board Meetings**

March 21, 6 to 8 PM

April 11, 6 to 8 PM