

CHERRY RIDGE OWNERS' ASSOCIATION
(CROA)
BOARD MEETING,
MONDAY, NOVEMBER 10th, 6 P.M., ZOOM

Call to Order 6 p.m. Quorum was attained, Board members present: Sally Wright, Stuart Crandall, Thomas Schnaars & Sharon Caminiti

The 2026 Budget was presented to the Board on November 10th 2025.

It was approved.

Proposed Resolutions

Add to Resolution #23 for clarification

#23

Yearly Assessment payment must be RECEIVED AND PROCESSED by 01/31 of Applicable Year at address indicated on Invoice to Avoid Late Fee Charge. Late fees and interest will not be removed from accounts that do not meet the processing deadline of 01/31 as outlined on invoice and in communication with owners.

Approved by Board 06/18/24

Billing statement and all communication to Owners will clearly state payments must be processed by 01/31 of applicable year. Late fees and **interest** will not be removed from Owner's account if assessment processed after 01/31 of applicable year.

The only exception will be issues with distribution of assessment invoices (mail, electronic) on the part of the Association. Association may adjust late fee in that case. Effective with 2025 Assessment. Addition of "interest," approved 11102025

Presented to the Board; additional language was approved**

#25

Cherry Ridge Owners' Association will adopt and adhere to Troutdale City Ordinance 10.12.020 A4c - Unlawful parking or standing which states:

No person shall park for more than ninety-six consecutive hours (4 days) on a public or private street in a place where time limitations are not designated by official signs, parking meters, or other markings.

CC&Rs, Section 5.10 Parking states:

"Parking of boats, trailers . . . truck-campers and the like equipment will not be allowed on any part of a Single-Family Lot or on a public ways adjacent thereto, except on an occasional basis, consistent with guidelines the Architectural Control Committee may from time to time adopt. However, such parking shall be allowed within the confines of an enclosed garage, storage port, or behind a screening fence or shrubbery which shall in no event project beyond the front walls of any Residence or other dwelling or any garage. No Owner shall permit any vehicle which is in a state of disrepair to be abandoned [sic] or to remain parked upon any Lot or on the Common Areas for a period in excess of forty-eight hours."

Note: This Resolution supersedes the forty-eight hours stated in CC&R 5.10, Parking.

****Presented to the Board and was approved***

#26

Summer Parking Policy

The Troutdale City Ordinance 10.12.020 A4c - Unlawful parking or standing states:

No person shall park for more than ninety-six consecutive hours on a public or private street in a place where time limitations are not designated by official signs, parking meters, or other markings.

CC&Rs, Section 5.10 Parking states:

"Parking of boats, trailers . . . truck-campers and the like equipment will not be allowed on any part of a Single-Family Lot or on a public ways adjacent thereto, except on an occasional basis, consistent with guidelines the Architectural Control Committee may from time to time adopt. However, such parking shall be allowed within the confines of an enclosed garage, storage port, or behind a screening fence or shrubbery which shall in no event project beyond the front walls of any Residence or other dwelling or any garage. No Owner shall permit any vehicle which is in a state of disrepair to be abandoned [sic] or to remain parked upon any Lot or on the Common Areas for a period in excess of forty-eight hours."

During the summer months the HOA has traditionally eased the above restrictions so owners can enjoy reasonable/easy access to RVs for travel, visits from friends, etc., and allow boats to be accessible for easy access.

We will utilize the *Troutdale City Ordinances* guideline (above) of **96 hours, (4 days)**, as the length of time recreational vehicles can be parked on neighborhood streets. We will apply these same guidelines to an owner's driveway, **effective July 1 each year**. After a maximum 96-hour stretch, the recreational vehicle, etc., should be moved or stowed appropriately. Vehicles et al should show usage (in and out) and not be parked on an on-going basis either in a driveway or on the street. Parking should not inhibit the movement of other vehicles on the street nor block sidewalks.

For consistency and the ability of the HOA to reasonably monitor the parking/use of recreational vehicles and boats, we will apply this standard to the CCR&Rs, 5.10, **ONLY FOR THE SUMMER MONTHS** (July 01 through September 30). All recreational vehicles and boats must be stowed as indicated in Section 5.10, by October 1 of applicable year.

Note: There are specific parking guidelines that apply to commercial vehicles in Section 10.12 of the City Municipal Codes, which *prohibit any long-term parking* of oversized vehicles and loads on neighborhood/ residential streets. The above outline does not modify those codes in any way within Cherry Ridge.

****Presented to the Board and was approved****

#27

Collection of Unpaid Charges

****We will review again in December****

Meeting adjourned 6:35