

**CHERRY RIDGE OWNERS' ASSOCIATION
(CROA) BOARD MEETING,
TUESDAY, APRIL 15 2025, 6 P.M., ZOOM**

- Quorum attained, Board members present: Sally Wright, Stuart Crandall & Sharon Caminiti.

Old Business

- Update--PGE is waiting for equipment to arrive by the end of April. The project will resume once the equipment arrives.
- Update--Lighting at Cherry Ridge Rock. Anticipating some major work will be needed. It is on hold until PGE finishes their work. We will review and assess repairs, etc. after PGE is done with their work.
- Update--Bark dust application is on hold indefinitely. We do not have the funds to proceed.
- Sidewalk repair. Will commit to repairs Summer/Fall 2025
- Email communication conversion resolution--approved at October meeting. The next step is to mail a letter to all homeowners, advising of new Resolution and process, and giving owners a chance to opt out. Those who do not have email, or do not want to participate will need to indicate such; they will be mailed the posted information. Invoices will continue to be mailed.
- Update--CTA Corporate Transparency Act, is a federal program to track financial crimes in various entities. After a lot of back and forth, HOAs were made exempt from this reporting
- Discussion--Dog Waste Station at Bioswale: The cost to purchase the station is approximately \$500. It is the same as the one at the Cherry Ridge Apartments. The installation is almost the same cost as buying the station. The project could cost \$500 to \$1000 to purchase and install. We will continue to discuss this at the next meeting.

New Business

- Review—December 2024, end-of-year final & March 2025. We were over budget by approximately \$7000.
Overruns can be broken down as:
 - a. The hard-copy communication requirement, @ \$3,300 for 2024. We will probably cut that by at least 2/3rds with the advent of email communication, including elections.
 - b. Legal—\$5,000 in 2024. Most of it is the cost of collections. due to collections.
 - c. Water—bills were much higher than budgeted. We will work with our Landscaper to do what is necessary to help lower the bill.

- Status--Accounts Receivable Aging Report (late payments):12 homeowners were in arrears. After 90 days they will go into collections.
- Irrigation Timetable—we will work with DJ/ProBlade Landscaping on ways to modify watering.
- Sally had a meeting with Invest West, March 19, 2025. She said it was a very productive meeting, and she feels good working with them after a rough fall.
- Invest West uses a different collections company/process that they feel will save us money called "Axela." Sally will learn more about it and report back.
- MUV Status—Stuart could not address the current situation as litigation continues.

Reports

- Multi-family - Thomas Schnaars was absent.
- Commercial - Good news we have a new tenant, St Marys, a church.
- Owners - Sally Wright—No report
- Owner Forum—No discussion

Board meetings for 2025. Zoom 6 p.m.--Tuesdays June 17, September 16, December 9th