

MINUTES
CHERRY RIDGE OWNERS' ASSOCIATION
(CROA) BOARD MEETING,
TUESDAY, JUNE 24, 2025, 6 P.M., ZOOM

- The meeting was called to order at 7:03 p.m.

Quorum attained

Board members present: Sally Wright, Stuart Crandall, Sharon Caminiti, Thomas Schnaars

Old Business

- Moved and seconded to record approval of April 15, 2025 minutes.

- **PGE Project Update**
The necessary equipment has been received, and PGE has begun working on the Cherry Park area again. Work will extend through June and possibly longer if crews are called away to other projects. Watering of the knoll area has been suspended until work is completed. All pipes, etc., will be inspected at that time for any damage, etc.

- **Lighting at the Cherry Ridge Rock Update**
Review of the area to determine what work will be needed is still on hold until the PGE project is completed. Anticipating some major work will be needed. We will review and assess repairs, etc. at that time.

- **Sidewalk repair.** Will commit to repairs Summer/Fall 2025
No action taken on this agenda item.

- **Email Communication Conversion Resolution Update**
Email went out May 15, 2005, advising owners of the Resolution about the HOA's ability to now do general communication by email.

Opt-out option was offered to all owners (no email; receive written communication only). Per Invest West response from owners was good. 48 owners, 24%, chose to "opt-out" or did not respond. They will receive CROA communication via USPS. This change will save us significant dollars each year as we will not have the cost of producing mailings/newsletters and postage for general communication. Any "financial communication," budget, assessment, payment status issues must be delivered via USPS.

- **Dog Waste Station at Bioswale Update**

The Board reiterated their support for this project up to \$1,000. Sally will work with Invest West to get the station and supplies ordered. An installer needs to be found to install the unit. Owners have indicated they will help with the disposal of the waste. This will need to be an ongoing commitment by the neighborhood. No additional signage will be installed.

- **Irrigation Adjustments Update**

ProBlade will monitor irrigations throughout the summer and adjust areas as needed with the intent of keeping cost of water in check.

A discussion on whether we wanted to move ahead with a landscape designer to possibly revamp the common areas to save money on watering took place. The decision by the Board was “no”. It would ultimately cost a lot to make any significant changes and not look as nice as it does with the current expanse of grass and open areas. The question was asked whether the grassy common areas had been aerated recently or at all. Sally thought it had never been aerated but she would ask DJ (Pro Blade) and get an idea of whether it would help absorption of water, and help to lower the cost of irrigation.

New Business

- **May 2025 Financials**

Sally reported that the May 2025 expenditures were right on budget. She compared the May 2024 financial with the 2025 May financial. Several accounts that have characteristically run over budget in much better shape this year.

Legal: 2024=\$2,513.25; 2025=\$1,493.55. Cost of collections and legal work. She said she hopes and anticipates this will decrease more when we change to a new collection policy and process.

Association Operating Expense: 2024=\$1,455.84; 2025=\$305.236. This is where the cost of producing and mailing HOA communication is charged. Sally said the change to e-communication is already having a positive impact.

Irrigation: Slightly under budget for May 2025. Sally said we will have to check this regularly to see if monitoring irrigation more closely has helped to keep costs down.

- **Receivable Aging Report (late payments)**

12 homeowners were in arrears from 30-60 days. After 90 days they go into collections, although Sally said the planned switch in collection company and process may affect this. Sally will work closely with Invest West to get this program set up.

- **State Farm Insurance Premium.**
The Board approved the payment of the State Farm premium of \$2,376 for 2025-2026 (May to May) coverage. Sally said interestingly the premium was only \$12 more than the year before.
- **Change to Axela Collections**
The Board overwhelmingly approved this change. It is perceived to save money and speed up the process. Sally will work closely with Invest West on this process. There will be several steps involved. She did not know how the current accounts/owners with late payments would be affected.
- **Add to Resolution 5.10, Parking**
“Except on an occasional basis.” After good, thoughtful discussion, it was decided to table the idea of adding a definition of 7 days to the CC&R. The Board will continue to look for clarification of the phrase “except on an occasional basis.”
- **No Election** in 2025. Election will need to be held in 2026.
- **Tri-met Bus Stop** and Litter
Tri-Met only provides trash cans at stops with shelters. They suggested the HOA contact the school to see if they can help curtail the litter/trash at the stop on the HOA property.
- **Maintenance of Traffic Circle at SW Berryessa Place & Sturges Lane**
Maintenance of this area was not included in the initial contract with ProBlade. Since that time grass, weeds and bushes have grown significantly and it is felt some maintenance needs to be performed. Cost was quoted at an additional \$130/month. The Board thought maybe we could add it on a quarterly or bi-monthly basis. Sally said she would check with DJ/ProBade to see what might work.

No reports were solicited as the meeting ran long.

Adjourned at approximately 7:25 p.m.

Remaining board meetings for 2025. Zoom 6 p.m.—Tuesdays, September 16, December 9th

Submitted by Sally Wright, president