

CHERRY RIDGE OWNERS' ASSOCIATION BOARD MEETING,

TUESDAY, DECEMBER 16, 2025, 6 P.M., ZOOM MEETING

Call to order 6 pm

- Quorum attained

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

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Old Business

- Enter into minutes approval of 11/10/2025 minutes

- 2026 Board meeting dates. Entered into the minutes

March 17, June 16, September 15, December 15; Zoom, 6 p.m.

- Update--Sidewalk repair delayed until Spring / Summer. More information to be gathered.

- Resolution #27, Collection Resolution Approved and entered into the minutes.

New Business

- Reviewed -November 2025 Financials

- Reviewed, mail unit SW Stella "old unit" More information needed before we can make a decision to replace it. Tabled until March.

- Reviewed & Approved-Clarification on Resolution #23 Payment must be received and processed by January 30th. Payment is late if received January 31st or later.

- Review of accomplishments in 2025: Converting our communication to email. This will save us \$2000 to \$3000 dollars. Changes to the collection process, we will no longer assume any cost to the HOA for the collections of past dues. The homeowner will be responsible for all cost associated with the collection process. We passed a total of 3 new resolutions, 2 addressing parking guidelines in addition to the collection process.

- "Projects" for 2026—Lighting at Rock; white fence inspection/repairs; Removal of dead trees on common area, work with Friends of Trees for replacements; Remove blackberry bushes in bioswale; "lighting" on path between Berryessa and Napoleon; notification CROA removing old wood fences that remain on property.

- Elections-Are scheduled for June 2026

Re p o r t s

- Multi-family - Thomas Schnaars-

There was a holdup with leasing new units, because it was unclear if we would convert to conventional housing. We did convert, so that's good.

- Commercial - Stuart Crandall- garbage is being dump behind the old Muv building. This dumping should stop after we have a new tenant. We may have a new tenant by June of 2026. More information to follow.

- Owners - Sally Wright:

Owner Forum-Owner stated concern about people who smoke marijuana at the Bioswale bench. We discussed what we could do. We might entertain the idea of removing the bench where people congregate.

Meeting adjourned 7:08. Next Meeting : March 17th 2026