

CROA Meeting Minutes

June 21, 2021

6:10 pm Call to order.

Board Members Present: Sally Wright, Roger Shirley, Sharon Caminiti & Thomas Schnaars. There were a total of 7 people in attendance (includes board members).

President Report-Sally Wright

Sally W. gave an update on the election results. Sharon received all of the votes. Only 17 people voted. Sally W. Was very disheartened because it was made very easy for people to vote via email. Sally W. thought that there was no excitement maybe because there was not another challenger and people just didn't vote. Sally W. made a motion to except the 17 votes for Sharon Caminiti and place her on the Board of Directors. Bylaws states we are to have a quorum but Sally W. does not think it is worth going back out again in the sense of the cost and we would probably have the same results. Roger seconded the motion. Sharon is on the board. Sally W. stated the board chooses the officers. Sally will remain as President. Sally has one more year and Sharon will come up for a vote in 2023.

Sally W. motioned to approve the March Minutes. Roger 2nd the motion. Sally W. stated that there are two payments that needed to be approved. First payment is for Swendt, This company did our 2020 Taxes. The payment is \$275. The second payment is for Mail Box Connection in the amount of \$1790.00. This payment was already approved and paid, but was not entered into the minutes. Sally W. asked that these two payments be entered into the minutes. Roger agreed. Sally W. asked if anyone disagreed and everyone said no.

New Business:

Sally W. stated that we needed to accept the resignation of Anita Strain, who was the Manager of the Cherry Ridge Apartments. Anita moved to Bend, to be closer to her parents. Thomas Schnaars is the new Manager of the apartments.

The board discussed reviewing the reserve study from 10 years ago. It is a study that usually a CPA from a Property Management Company does and they look at the entire HOA . They give an idea of what needs to be done, the costs and the amount of reserves we should have. The cost for a new study is \$1750. Some items no longer apply like the white fences. One suggestion was keeping some of the common areas covered with mulch or bark dust. It mentioned the sidewalks being kept up to code and the lighting around the monument. The

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irrigation for repairs or replacing as needed. As far as the irrigation is concerned, Roger pointed out the irrigation system does not usually go out all at once, it is usually piece by piece. One area that stands out is the ground cover for the areas where we have trees etc. it has not been done for the last seven years. Another issue is the sidewalks. Roger will have a company look to see what kind of liability we have with our lifted concrete. These are our priorities but we also need to decide what can we afford. Our reserves funds are considerably lower than they should be. The recommendation for reserves for 2021 is \$90,000. We only have \$63,000. Sally W. Recommends that we do not do anything right now and that we continue to look over the budget and see how well we are handling our finances. Sally anticipates that we will need to start collecting for reserves again in 2022.

We had almost \$20,000 go out on replacing the mailboxes that were broken into. We still have 10 of the old mail units that may need to be replaced at some point. We also had the water issue on Cerise Way. The tree between Berryessa and Neapolitan fell during the snow storm and there were other trees that needed to be cleared from that storm. That was approximately \$5000 dollars against our reserves.

Per Wayne repairs to the irrigation system are completed for now; water is back on. Landscapers are very cooperative with all the requests that are made. Sally W. Mentioned that blackberries in the bioswell. Wayne suggested waiting for the fall to cut down the blackberries and trim the suckers. Visibility is good, you can see all the way to the back of the area.

Update from Thomas Schnaars-Cherry Ridge Apartments.

The construction company is on site now to renovate the buildings. The construction will start next month. It will take approximately two weeks per building. They will remove all the siding and replace all the windows. Add new siding, paint, deck work and some new rails. The pool will not open this year due to a lack of supervision.

Update from Roger Shirley-Cherry Ridge Market Place.

238th has been under construction and they are trying to complete it in the next 90 days. It'll be inconvenient for a while but it will be a great improvement for safety for everyone.

Capital improvements: the parking lot will have a seal coating, sometime in August. It will be repainted and completed in four phases.

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Safeway, we have been waiting for building permits and materials. We anticipate 60 to 90 days to complete the project. No official notice yet on the reopening of Safeway. We do not know whether they are coming back or not. If they decide to not reopen, we do not anticipate any trouble in leasing the space. A new store could possibly open in September. Note; other sources/conversations indicate Safeway will not renew the lease.

Update from Sally Wright Cherry Ridge Owners.

45 courtesy letters were sent out since the first of the year. Most of them were for trash cans in front of the garage or at the side of the house where you could see them from the street. There were parking violations, a gate that was needed for a trailer, but mostly trash cans violations. Most everyone has taken care of the issues. Two went from the violation to being fined. They took care of the issues and the fine was removed as a goodwill gesture.

12 homes were sold between April 2020 to December 2020. We have had 10 homes sold since January 2021. Welcome letters have been mailed. The letters explain what a HOA is and how they can participate. It also explains what their responsibilities are. A copy of the CC&R and the ACC application are included with the letters. We need one more person to join the ACC committee Robert and Brien are doing a fantastic job. Michael Finley and Wayne Schultehave taken care of the traffic circle. Mike mows it and Wayne trims the bushes.

We do not have a CC&R for lawn maintenance. Sally W has sent some courtesy letters asking people to clean up their parking strips down Sturges; people have responded very positively.

Sally W expressed concern with the low participation but a very wise man name Roger Shirley once said "people when they are happy they don't complain and they don't show up"

End of meeting:

Roger complemented Sally on how she gets results because she has a very gentle way about her. People respond to her because she is kind. Most people are reasonable with relations to their homes and upkeep. If you just ask them nicely they will respond.

The meeting was adjourned approximately 7pm.

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