

CHERRY RIDGE OWNERS' ASSOCIATION

(CROA)
BOARD MEETING
TUESDAY, December 12, 2023
6 P.M., ZOOM
AGENDA

- Quorum attained
- Board members present, Sally Wright, Thomas Schnaars, Sharon Caminiti & Ethel Marzolf, sitting in for Stuart Crandall.

Old Business

- Minutes from October 3rd 2023 are approved and entered into the minutes. • Entered into minutes approval/payment of USPS Post Office Box rental
- Sidewalk repair will be carried over to 2024.
- Update on request to clean up CROA "white fence" line along Cherry Park Road. Letters have been mailed. There has been a good response from homeowners. Sally will need to follow up with 3 or 4 owners.

New Business

- November '23 Budget - We had some unexpected expenses this year. We had requested a new reserve study. The cost was \$1850. We had some legal charges in the amount of \$2500. That is due to collection notices. We had 8 accounts over 90 days. 2 have been resolved, 6 are still pending.
- Review/determine Owner's Request to Trim Tree(s). Owner has leaves blowing into his yard from the trees on Cherry Park Road. He has asked that we trim the trees etc. We need more information from the homeowner before we can make a decision. (Initial discussion indicated the Board would not grant the owner's request).

Carryover list of uncompleted projects/tasks to 2024

- (Status of) conversion to email to communicate with owners
- Sidewalk assessment/progress re: potential repairs
- White fence cleanup follow-up letters
- Bark dust—hold purchase/spread until Spring
- Pressure wash of white aluminum fence along Cherry Park Road
- Study of By-laws/CC&Rs re: legal interpretation on voting
- Revisit proposed Resolution re: vacation rentals (e.g., airbnab)

Review major accomplishments by Board in 2023

- Trimmed trims to canopy level throughout subdivision/common area
- Removed dead trees on common areas
- Committed to Reserve Study. used for budget planning
- Streamlined ACC approval process. Reduced number of items needing approval.
- Presented and approved five (new) resolutions
- Processed Five CC&R violations . Way down from previous years.

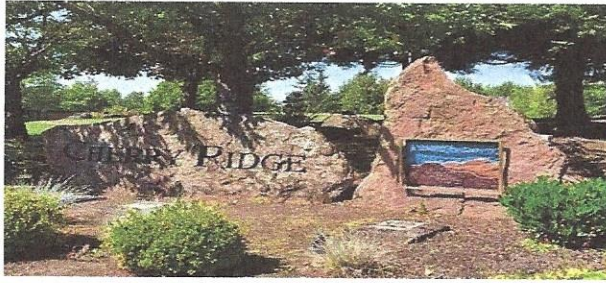
Board meetings for 2024

Zoom 6 p.m.

- Tuesday, March 19
- Tuesday, June 18, Annual Meeting
- Tuesday September 17
- Tuesday, December 10

Reports

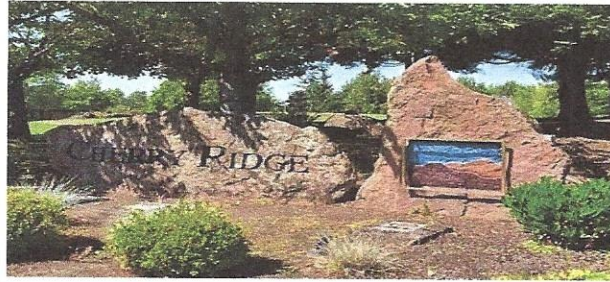
- Multi-family – Thomas Schnaars
In 2026 the apartments will convert to conventional housing. When families move out they will update the inside of the apartments. Right now they are replacing the decks.
- Commercial – Stuart Crandall (Ethel is sitting in for Stuart) Muv may be open 1st of February.
- Landscape – Wayne Schulte-not available
- Owners – Sally Wright- Dog Park is working out fine, no complaints. A great addition to our neighborhood.



Carryover Items Not Completed or No Decision Made

2023 to 2024

- (Status of) conversion to email to communicate with owners
- Sidewalk assessment/progress re: potential repairs
- White fence cleanup follow-up letters
- Bark dust—hold purchase/spread until Spring
- Pressure wash of white aluminum fence along Cherry Park Road
- Study of By-laws/CC&Rs re: legal interpretation on voting (the how [paper, email] and percentages/quorums, etc.)
- Revisit proposed Resolution re: vacation rentals (e.g., airbnab)



List of Major CROA Accomplishments

2023

- Trimmed trims to canopy level throughout subdivision/common area
- Removed dead trees on common areas
- Committed to Reserve Study. used for budget planning
- Streamlined ACC approval process. Reduced number of items needing approval
- Presented and approved five (new) resolutions
- Processed Five CC&R violations