

CHERRY RIDGE OWNERS ASSOCIATION  
BOARD MEETING  
TUESDAY, January 14<sup>th</sup>, 2025, 6PM ZOOM

Quorum attained, Board members present, Sally Wright, Stuart Crandall, Thomas Schnaars & Sharon Caminiti.

**OLD BUSINESS:**

**Minutes** from October 10th, 2024, approved & entered into the minutes.

**PGE** project update: Still expecting work to resume in March 2025

**Bark dust** application discussion- Put on hold until PGE completes their project. Application will be in 2025.

**Lighting** at Cherry Ridge Rock. Anticipating some major work will be needed. We will resume review and assess repairs, etc. needed after PGE is done with their work.

**Sidewalk** repairs. We will commit to repairs Summer/Fall 2025.

**Dues/assessment payment proposal.** Sally recommended to table this topic indefinitely. All board members agreed.

**Email communication** conversion resolution #25 was approved at the October meeting. We can use email communication in place of hard copies except for Assessments & Finances. Also, any communication with an individual owner about payment must be a hard copy letter. Moving ahead with email communication. It will be a multi-step process, fully implemented by the middle of 2025.

**NEW BUSINESS:**

**Budget Review** December 2024 budget if available. Was not. We will have final numbers for 2024 budget in March 2025.

Entering into the minutes, **approval for payment to Schwindt & Co.** to process and prepare tax return. Approved by the Board.

**CTA compliance**

The CTA (Corporate Transparency Act) was enacted in 2021 to combat illicit activity including tax fraud, money laundering and financing for terrorists. Compliance/filling out (the) report, has gone back and forth in the courts as to whether HOAs need to supply this information. We will wait and see what transpires and will work with Invest West on how to supply the information needed. At present CROA does not need to do anything.

**Dog Waste station** for bioswale area, Items that were discussed were having a station that included a garbage can and bags. We discussed who would be responsible to empty the can and replace bags. We will continue the discussion in the March meeting. Board felt the initial \$500+ commitment was more than it wanted to do without some further research and will look at options such as small waste receptacles, signage, etc. This item will remain on the agenda.

## **REPORTS:**

### **Multi-family-** Thomas Schnaars

Camper behind the apartments is building a house in the woods. We are not sure who owns the property. Police cannot do anything until the owners of the property calls them. Sally will send Thomas the contact she uses with the Multnomah County Sheriff's Department: homeless issues, and with which she has had good results.

### **Commercial-**Stuart Crandall

Cherry Park Marketplace has been very clean. The green box had a camera attached to it until someone took a baseball bat and knocked it off. Stuart will add 2 cameras at different angles The green boxes are part of the green initiative.

He hopes to be able to share information on MUV's status at the March meeting.

### **Landscape-**Wayne Schulte

No report

### **Owners-** Sally Wright

We have a new Rep at Invest West, Nicki Brenning.

Sally had a meeting with Friends of Trees. They are a volunteer organization that goes into neighborhoods to give trees and will help plant them. They are working in the Troutdale Area.

Board Meetings for 2025. Zoom 6 p.m.

Tuesdays, March 18th, June 17th, September 16th & December 9th