

CHERRY RIDGE OWNERS' ASSOCIATION
(CROA)
BOARD MEETING,
Tuesday, March 17, 6 P.M., ZOOM

Call to order 6:08

- Quorum attained
- Board members present: Stuart Crandall, Sally Wright & Sharon Caminiti

Old Business

Minutes from 12/16/25 are approved and entered into the minutes.

Invoice, purchase of replacement mail unit SW Stella is entered into the minutes, approved and Paid 3/6/26

Update - Sidewalk repair, still in process. Waiting for information from a repair company.

New Business

Reviewed Year-end Financials and February 2026. Best year budget wise for the last 4 to 5 years.

E.g. Only \$3000 over budget. Borrowed From reserve fund. Monies returned.

Sally noticed a \$3000 charge in 50550 account, Association Operating Expense, that seemed unusual. She will research it and report back at the next board meeting.

The Accounts Receivable Report as of February indicated

Unpaid Assessment = \$6,595. We have: 1 account with VF (started before we made a change)
3 accounts with Axela

1 owner on Final Notice

11 on Second Notice

5 Courtesy Notices

Last year the balance owed was \$8,451 on the February report, so we've made some progress.

Projects for 2026- We will concentrate on these two projects until complete:

Lighting at Rock

Sidewalk repair

The rest will remain on "the to-do list" for 2026 like an evaluation on the trees in the green spaces that are not healthy. We will investigate working with "Friends of Trees" as their help is often at no charge.

Elections, Process-June 2026

First time with electronic communication.

We will need to work with IW to see how we do it electronically.

Reports Multi-family - Thomas Schnaars: Regarding the property Cherry Ridge Apts, there is only positive change from low income housing to conventional. The units are renting very well and things are going good.

Commercial - Stuart Crandall: Crunch Fitness will rent the old Safeway building. They plan on hopefully opening November 1st 2026.

Concerning the graffiti on the buildings at the market place, it was being removed that day & if there are issues with it, by the end of March. The exit by the Safeway Fuel, where a pothole

was filled in and the concrete curb will be replaced early April. The center is having “long-term or overnight” vehicles towed to curb that problem.

Owners - Sally Wright

Owner Forum

Meeting adjourned 6:49, Next Meeting June 16th, 2026.