

Cherrywood Estates Homeowners Association

Board Meeting Minutes, February 11, 2026

Web: cherrywoodhoa.org

Email: cherrywoodestateshoa@gmail.com

PO Box 4253, West Richland, WA 99353-4253

Board Members

Name	Position	Year/Zone*	Address	Contact
Jackie Stout	President	2023/1	428 Cherry Blossom Loop	richlandin@aol.com
Jhoanna Jones	Vice President	2023/4	1274 Jubilee Street	jhoannaj@gmail.com
Rebecca Bagley	Secretary	2024/3	463 Royal Ann Court	rebbag6@gmail.com
Nathan Tallent	Treasurer	2024/2	409 Cherry Blossom Loop	tallent@alumni.rice.edu
Alenka Plesha	At Large	2025/	1251 Jubilee Street	Alenka.plesha@gmail.com

Term year & zone represented. ('Term year' is the same as 'election year' except for special elections.)

ACC Liaison: Alenka Plesha

Architectural Control Committee (ACC): Dayle Gilson, Ron and Carol Cuevas

Welcoming Committee: Jhoanna Jones

Attendance

Board Members Present: Jackie Stout, Rebecca Bagley, Jhoanna Jones and Alenka Plesha

Quorum (25%): Yes

Meeting Location: The Stout Residence 428 Cherry Blossom Loop

Proceedings Convened

Meeting called to order by Jackie Stout, Board President, at 7:02

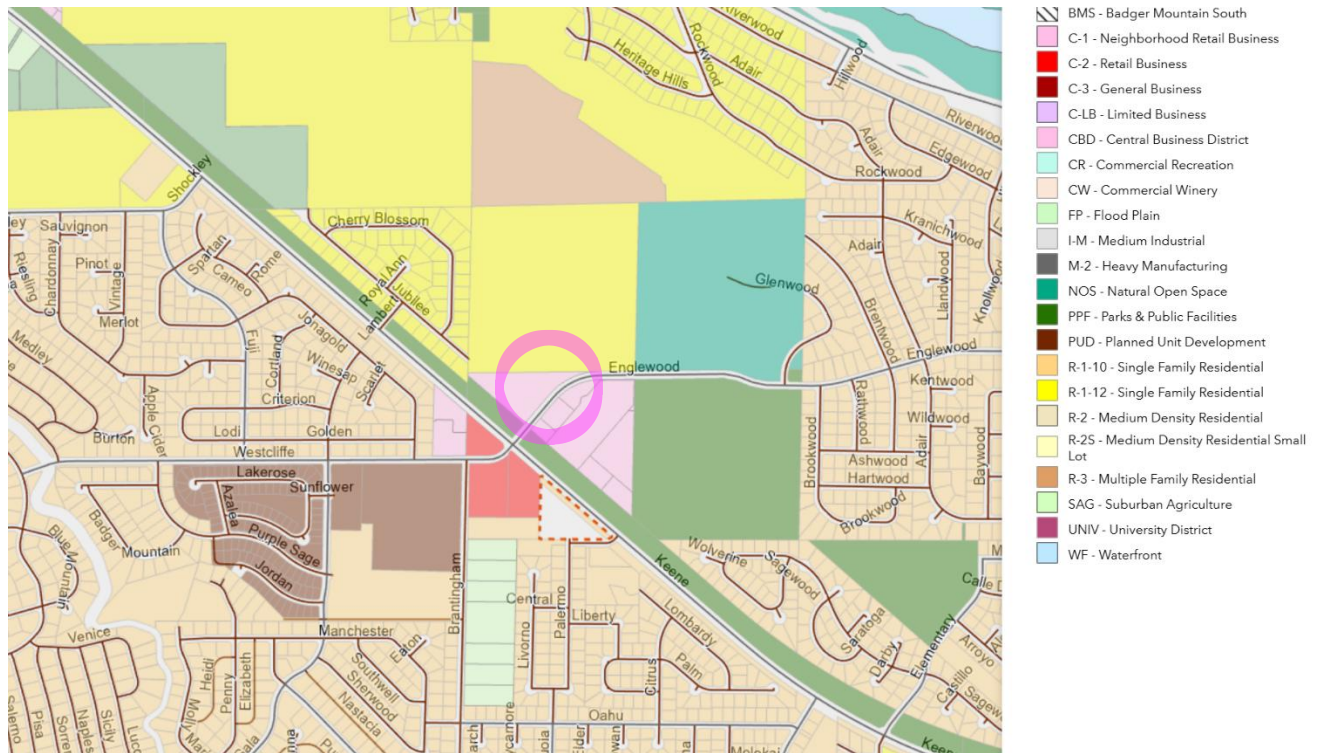
Rebecca Bagley, Board Secretary, recorded minutes

Business

Past Business

Neighbor wants to increase height of fence to 8 ft. They asked the City if they could do it.

- There is a larger presence of police in South Richland. That is good. We would like to get those that are racing
- A neighbor complained about their neighbor being noisy, playing their drums too loud. We have not heard back.
- We were contacted by many neighbors of a trailer and motorhome on land just outside the neighborhood. That land is owned by BLM and they can be there for 2 weeks.
- There is a potential area of new construction just outside our neighborhood, across from Yoke's. The land use for that area is commercial or residential.



Current Business

- Spring Green did what they needed to do . Should they trim the bushes so we can see the Cherrywood sign?
- 403 Cherry Blossom Loop has sold.
- Get Jhoanna a check for sending out gifts to new neighbors.

The Meeting was adjourned at 7:44

The next meeting will be Wednesday Apr 22, 2026

Cherrywood Estates HOA FISCAL 2025-2026

Cherrywood Estates HOA Fiscal Year 2024-2025	2025-2026 Approved Budget	2024-2025 Actuals as of 02/28/2026	2025-2026 Proposed Budget	Notes
Total Income from HOA Dues (66 homeowners at \$100/yr)	\$ 6,600.00	\$ 6,600.00	\$ 6,600.00	66 of 66 homeowners HOA Dues are current at \$100/yr.
HOA Operating Expenses				
Annual HOA Meeting	\$ 75.00		\$ 75.00	
Attorney Fees	\$ 275.00		\$ 275.00	
Grounds Maintenance	\$ 1,500.00	\$ 43.48	\$ 1,500.00	
Insurance	\$ 1,120.00	\$ 1,348.00	\$ 1,120.00	
Mailbox Rental	\$ 200.00	\$ -	\$ 200.00	
Registration Fees	\$ 30.00	\$ -	\$ 30.00	
Supplies	\$ 250.00	\$ 130.35	\$ 250.00	
Utility Bill	\$ 410.00	\$ 190.20	\$ 410.00	
Website/Domain	\$ 80.00	\$ -	\$ 80.00	
Welcome Committee	\$ 100.00	\$ 101.51	\$ 100.00	
Total Budget Expenses	\$ 4,040.00	\$ 1,813.54	\$ 4,040.00	
	Estimated	Actuals	Estimated	
Reserve Project Cost				
Checking		\$ 7,022.51		
Money Market (Reserve)		\$ 19,927.80		
Cash Value of accounts (as of 02/28/2026)		\$ 26,950.31		