

Cherrywood Estates Homeowners Association

Annual Meeting Minutes, September 12, 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
Alenka Plesha	Vice President	2025/4	1251 Jubilee Street	Alenka.plesha@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
Jhoanna Jones	At Large	2024/3	1274 Jubilee Street	jhoannaj@gmail.com

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

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

Welcoming Committee: Jhoanna Jones

Attendance

Board Members Present: Jackie Stout, Rebecca Bagley, Nathan Tallent and Alenka Plesha

There were 13 Homeowners present at the Annual meeting.

Quorum (25%): Yes

Meeting Location: The Bagley Residence, 463 Royal Ann Court

Proceedings Convened

Meeting called to order by Jackie Stout, Board President, at 10:03 AM

Rebecca Bagley, Board Secretary, recorded minutes

Past Business

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- Rats have been a problem in the past but we think it is calming down. This is the homeowner responsibility
- Many homeowners let us know about squatters that set up camps just outside of our development. We all called the non-emergency number and found out that they could stay for 2 weeks. BLM (Bureau of Land Management oversees the land and can take them off,
- There have been homes for sale in the neighborhood and they have gone quickly.
- Weeds need to be kept under control and trees trimmed that are close to stop signs.

Current Business

- The maple trees by the entryway need to be trimmed according to the owner. We had an arborist look at both trees and they said that they needed to go. We need to do it sooner than later.
- We had a few estimates done about the trees. The roots need to be taken care of as well.
- Need to have the bushes trimmed where the Cherrywood Estates sign is located.
- Ballots were opened by board members and other homeowners. Ballots were counted to approve the Budget, Vote in Board Members for Zone 2, 3 and the At Large position
- James Hird was voted in for the At Large position, taking over Jhoanna Jones position, Rebecca Bagley , Nathan Tallent were elected again to represent their zones. Dues were collected as well.

The Meeting was adjourned at 10:33

Cherrywood Estates HOA FISCAL 2025-2026

Cherrywood Estates HOA Fiscal Year 2024-2025	2025-2026 Approved Budget	2025-2026 Actuals as of 07/01/2026	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	\$ 16.00	\$ 75.00	
Attorney Fees	\$ 275.00	\$ -	\$ 275.00	
Grounds Maintenance	\$ 1,500.00	\$ 314.69	\$ 1,500.00	
Insurance	\$ 1,120.00	\$ 1,348.00	\$ 1,120.00	
Mailbox Rental	\$ 200.00	\$ 196.00	\$ 200.00	
Registration Fees	\$ 30.00	\$ 20.00	\$ 30.00	
Supplies	\$ 250.00	\$ 130.35	\$ 250.00	
Utility Bill	\$ 410.00	\$ 319.36	\$ 410.00	
Website/Domain	\$ 80.00	\$ 72.90	\$ 80.00	
Welcome Committee	\$ 100.00	\$ 101.51	\$ 100.00	
Total Budget Expenses	\$ 4,040.00	\$ 2,518.81	\$ 4,040.00	
	Estimated	Actuals	Estimated	
Reserve Project Cost				
Checking		\$ 6,333.24		
Money Market (Reserve)		\$ 19,941.13		
Cash Value of accounts (as of 02/28/2026)		\$ 26,274.37		