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## Cherry Hill Subdivision Grand Junction, Colorado

### Minutes of board of Directors Meeting

A meeting of the Board of Directors of the Cherry Hill HOA was called to order at 11:08 a.m. at the home of Cliff Kramer at 2669 Dahlia. . All members were in attendance and included Cliff Kramer, Dennis Lucero and Connie Theisen.

#### OLD BUSINESS:

Budget: Dennis a summary of our account with a balance of 6,999.83. He is waiting for a final contract from WD Yards to complete the budget for 2004. Connie will contact WD Yards and get this sent.

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Pond: It has been reported that after the major patch was done by Jon Gartz that the pond was again filled and there is still a leak running behind Roller's property. It has been decided to drain the pond again and look for more major holes and patch them. After that is done, we will plug the pipe coming from old system and lay a 4 inch pipe behind Rollers that will connect to the old pipe. It was decided to do this work on Saturday, May 1. Cliff will call a group of the home owners to do this work. The total cost to do all of this will be approximately \$70.00. The bill from RE Landscaping was discussed. We have been sent a bill for spring services for \$70.00. Considering the damage they did to the pond when they were digging it out, it was agreed to send them a bill on what it cost us to have the pond repaired.

Cliff reported that locks need to be purchased for the gates and the head gate. He will get these and be sure they are keyed the same and have 4 keys made. One each for each board member and one for the ditch rider. He also showed a card that needs to be filled out whenever we alter the flow of the ditch.

It was also decided that we need to set up a schedule with Jon Gartz to flush the system every month and have him check and make sure everything is working properly.

We also need to continue discussion on the work that will need to be done to the pond for next year. It was decided to investigate the possibility of cementing the upper settling pond so that it can be cleaned easier and relining the bottom pond. A decision needs to be made by the end of August so that the work can be done this fall.

Past Due Accounts: Dennis reported that dues had been received from the Archuletas and Steve Stremel. He thinks Stremel has overpaid and is doing some investigating on this. This brings all of the dues up to date. Dennis is still doing some investigating on last years books to be sure that all dues are up to date for last year.

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New Owners: Cliff reported that the property at 661 Jubilee Court had sold. It was agreed that a note welcoming the new people to the subdivision from the HOA should be sent. He will get the new owners name to Connie and she will send at note to them.

#### Architectural Design/ Committee Record Keeping

It is a concern that there has been no consistent records kept for the Architectural Design Committee for approvals. It was agreed that this must be done. Cliff will check with Tim Stern to see if there are some old records of this. Dennis will also submit a copy of his landscaping plan that was approved from last year so that it can be kept for the HOA records. Connie has asked the Scottings for a copy of theirs that we can keep in our records. Cliff will work on a letter in response to the Archuletta's letter to us.

A request has been made by Kathy Stern to change the CC&R to read that it takes a vote of 75% of the homeowners to modify the covenants. Cliff made a motion that this change be denied considering there is only one lot left for development and to keep the residential architectural design consistent with 11' of 14, section H paragraph I. These standards will remain the same. Connie seconded it. And it passed unanimously.

#### Board of Directors Record Keeping and Minutes

It was decided that minutes needed to be kept for all meeting so that all decisions will be documented.

The meeting was the adjourned.