

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 11:00 a.m. on June 7, 2004 at the home of Connie Theisen, 663 Cordial Court. All members were in attendance and included Cliff Kramer, Dennis Lucero and Connie Theisen.

OLD BUSINESS

BUDGET: Dennis presented our current balance as \$5806.00. Cliff has been working on a budget for the current. Some discussion was held to determine whether some bills were monthly as opposed to annually. He will work up the final figures on this and then send this to Connie to be typed up. We will then present it to the homeowners.

POND: It was reported that the leak behind Roller's property had been repaired and is holding very well. It was also reported that there is not a shut off valve on the pump to shut the system down should the water level drop in the pond. Jon Gartz said he thought it would cost around \$200 to install this and recommended it highly so that we don't accidentally burn up the pump. It was agreed upon to do this if it can be done for \$300.00 including labor. Connie will check with Jon to get this done.

It was also noticed that the last two years the transducer has had to be replaced on the pump due to that fact that it froze from not being winterized properly. We noted that this fall we need to call Jon Gartz's attention to this so that it is winterized properly.

R.E send us a bill for 70.00 for services this spring. It was agreed to send them a letter explaining that we are refusing to pay this due to the fact that the pump was nit winterized properly and there was a lot of damage done to the pond when they dug it out.

The board also agreed to flush the system once a month and to check the pressure gauge occasionally to keep the system running.

It as noted that the celinoid stuck on the drip system in the east commons area of the subdivision, causing the area to become really spongey. We will call WD Yards to come and check the celinoid the reaffirm that this is the problem. If it is we will replace it.

Cliff reported that he has the lockbox, locks and keys for the gates around the pond. The code for the lock box is MHD. Connie will get these from Cliff and install them at the pond. She will

also make sure that Jon Gartz knows what the code is.

Merrick Taggert has also approached the board concerning the commons area behind his home at 2673 Dahlia. Since we have had a hard time getting anyone to maintain this, he is willing to keep it mowed if the HOA is willing to purchase the equipment that he can do this with. He thought it would cost around \$300. He will keep the equipment at his home, even though it will belong to the subdivision, and anyone can use it for the other commons areas. It was agreed to have him research the cost of the equipment and submit his findings to the HOA. If his findings are reasonable we will then purchase it for him to use.

Architectural Design/Committee Record Keeping

The landscaping plan for Scottings, 660 Cordial Court was presented and approved. Archuletta's response letter was written and concerns were presented that we need to proceed with either another letter or contact an attorney as they have not proceeded to finish the outside of their home or landscape it since our last letter. We drafted another letter to send to them, and agreed that if this didn't work we should seek legal council.

The meeting adjourned at 2:45.