

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 1:20 on September 30, 2004 at the home of Dennis Lucero, 668 Jubilee Ct.

All members were in attendance and included Cliff Kramer, Dennis Lucero and Connie Theisen.

Budget: Dennis reported there is @2081.00 in the bank. There is approximately \$1000.00 in bills outstanding. If we have not unforeseen problems we should be OK. It was discussed what the dues should be for the coming year. A definite decision was not made.

POND: With the end of the summer season close a discussion was held on what to do to close the pond down for the season. It was decided to have big motor pulled and have the bearings replaced. It was also discussed about who we should use to maintain the pond the next year. Cliff is going to do some investigating to see if there is someone who understands the system to maintain it without having to call Monroe to do the actual repair

Landscape plan: The landscape plan for Lee and Carolyn Johnson at 2654 Dahlia was submitted for approval. It was decided that the proposed plan is within the covenants of the subdivision and was approved.

Annual meeting: It was decided to have the annual meeting of the HOA on Dec. 9th and at the Theisen home. We will have a Christmas get together and meeting. Connie will mail invitations to all homeowners by Nov 5. Included in the invitation will be a copy of the budget, list of homeowners, agenda of discussion, and a form to assign their proxy vote if they cannot attend. Cliff will have the budget ready by Nov 5.

The meeting adjourned at 2:35