

**Cherryhill HOA**  
**PO Box 1925**  
**Grand Junction, CO 81502**

**Minutes of Home Owners Board of Directors**  
**December 18, 2006 12:00pm**

The meeting was held at Sheryl Williams' house at 2653 Dahlia Ct, with Dennis Lucero, Heidi Scotting and Sheryl Williams present. We discussed old meeting notes and planned for the upcoming Annual HOA meeting with the neighbors.

We planned the date, time and location for the annual meeting of the homeowners. It will be held on January 25, 2007 at 6:30pm at the Kramer's home on Dahlia Court. Sheryl will be preparing the outline and agenda along with the president's report. Dennis will be preparing the printout of expenses and helping Sheryl with the budget outline. Heidi will do the meeting notice letter and proxy mailing. Heidi will put a reminder on the mailboxes for attendance and will make a new sign in sheet to compile all the contact information and e-mail addresses so that we can start doing all updates and reminders via e-mail. We will all review the Robert's Rules of Order again before the meeting and Heidi will bring a recorder to keep record of the meeting until the notes can be written up.

After looking at the budget information we decided to ask our new neighbor Mike Kish who is a State Farm Rep to see if he would like to give a quote for better cost for the HOA insurance coverage. We will follow-up with him before the annual meeting.

We have had some new neighbors move in and will make sure they get their updates and notices as well. The home at 2658 Dahlia Court where James Pitts and his wife live has had some confusion regarding the ownership change that happened. We got a call from the title company regarding the dues being paid up and that the home had been sold, however, the Pitts family is still living there. We found out that James Pitts is retiring and moving to Denver in June of 2007 and his partner Mark Nishiya bought the home from him so that the Nishiya family can move in later in the year when the Pitts family moves out.

WD Yards cleaned out Tract A at the end of the summer along with the final cleaning of the weeds in the islands. We have a new contract to review for 2007 with WD Yards. We decided to bring up the contract at the meeting to get any input from the neighbors before signing the contract.

We are still planning on getting the fence moved around the pond for easier access to do the clean-out when needed. Dennis thinks we will need to get approval from the ditch riders and even Dick Proctor with GV Water Users to move the fence because we would be enclosing the irrigation gate that the Roundhill neighbors access also. The land and irrigation gate are all on our 10 foot easement. Sheryl and Heidi will talk with the neighbor to make sure he understands what we are doing with the fence near his land. Sheryl got a bid from Brian Travis with Landscape Technologies to clean out the pond, re-do the liner and put crushed aggregate under the liner. Brian said this is all in an effort to give more stability for equipment to be able to do clean-out. We do not seem to be that happy with the same kind of system that we currently have with a new price tag of \$25,000. Dennis suggested talking with Ciavonne & Associates to discuss a new design they have used in other locations that includes a concrete collection area that should be easier for equipment to do annual clean-outs. Dennis suggested we get pictures of the PCP pond area on 12<sup>th</sup> Street to see an example of what might work for us. Heidi will get the pictures for us to review. Heidi will contact Craig Roberts at Ciavonne & Associates at 241-0745 to get a meeting scheduled. We will plan to do some measurements and pictures to send to Craig to help the process along.

Dennis mentioned that he cannot find any excavation crews that are willing to do a small project for us to put electricity out to our center island and over to our mailboxes. So, he suggested maybe solar lights would work and he would follow up on that as well. He said we already have authorization from the neighbors around the entrance area to add more lights we just need to get someone to do the work and contact the City of GJ for the approval. Dennis said he would get Heidi the contact information for the woman to speak to at the City of GJ.

It seems that the Round Hill neighbor's issues regarding the irrigation lines have been resolved. They filled in the trench and used other lines to complete what they needed on their own easement. There will most likely be another irrigation issue to deal with when the final home gets built in that area. So, we will need to wait to see how they proceed at that point.

Heidi will contact the City of GJ again about the sinking areas of the road on Dahlia Court. We were hoping they would fill them in by now.

The meeting adjourned at approximately 1:00pm.