

**Cherry Hill HOA**  
**PO Box 1925**  
**Grand Junction, CO 81502**

**Minutes of Home Owners Board of Directors**  
**April 5, 2006 1:00pm**

The meeting was at Sheryl Williams' house at 2653 Dahlia Ct, with Dennis Lucero, Heidi Scotting and Sheryl Williams present.

We discussed the pond issues again. Dennis said that over the past couple of years three different plans for the pond have been vetoed by Grand Valley Water Users including our most recent attempts. The water will be in the ditches as of this week. Therefore, Dennis scheduled a pond clean out by hand and a pump maintenance. During the clean out, they found and repaired the leaks in the liner and pipes. The total costs of which came to \$2,930.41. Sheryl and Heidi approved the costs for Dennis to get reimbursed. We discussed that it was completed cheaper and better than years before. We decided that each of us will review other pond systems in the next few months and get plans ready to proceed with in the fall when the water is shut back off. We took a walking tour of the pond areas and the Track A areas. The work crew did a great job cleaning out the pond. We discussed moving our pond fence over to the property line of the north neighbor in an effort to protect his land and to allow us easier access to the pond with bigger equipment. Dennis will follow up to see if moving the fence is possible. Dennis will get Sheryl and Heidi the keys needed to access the pond area.

The walk through the Track A area was to review and discuss two issues. First, the new homes being completed in Round Hill need to install irrigation lines. They want authorization to proceed with this on the edge of the land that is owned by Cherry Hill HOA. We decided that it could be done as long as they took out the two older lines that are on top of the ground and replaced it with a larger one to handle all of the homes. They also would need to bury it and put the land back as it was prior to their install. They would need to maintain it and insure that if there were any issues of a break or a leak, that they would be responsible for any damages and repairs. Dennis will be reviewing how to complete this transaction and whether we need to record it in some formal county records since it is currently the HOA land. Second, the other issue was the debris and plant clean up in that area. There are neighbors in Round Hill who have some dead plant material there and we do not want to be responsible for paying to get it cleaned up. Heidi will contact the owners of the empty Round Hill lot whose trees have fallen in our area and will talk with the other neighbor also. We feel that they should pay to clean them up and not our HOA. Sheryl will keep WD Yards posted on when we need to have weeds and plants taken care of in the HOA areas.

Heidi will call the ~~City of Grand Junction~~ <sup>Excel 800-895-1999 opt. #1</sup> who maintains the neighborhood lights to let them know that one of our lights is on during the day and that not all of them are on at night. Dennis will continue to follow up on an excavation crew to get the new lights installed by the mail box and in the entrance island. The mail boxes have been painted thanks to Mrs. Taggart. There is still no definite answer on the possibility of a higher fence for the houses at the front of the neighborhood. Heidi will follow-up in person with the Archuleta's because they have not paid their HOA dues yet. All three of us will keep each other informed as to what we accomplished and agreed that the priority is still the water retention system.

The meeting adjourned at approximately 2:00pm.