

Cherryhill HOA
PO Box 1925
Grand Junction, CO 81502

Home Owners Assoc Board Meeting Notes
Sept 27, 2007 11:00am

Board meeting was attended by Sheryl Williams – President, Dennis Lucero – VP/Treasurer, and Heidi Scotting – Secretary. It was held at 2659 Dahlia Court, Sheryl's home.

We discussed the homes for sale in the neighborhood and that all of us have produced financials and HOA dues information to the realtors. We will remind home owners that they can only have one sign up in the neighborhood to advertise their sale per the covenants. We are planning on going over to introduce ourselves and give the new neighbors the HOA contact list and prior HOA notes.

Dennis thinks the pond project should be scheduled after the first of the year and after the ground has thawed. He said that the excavators and concrete guys are all in a rush to finish other projects, but that they know our project is on the calendar. The water is being shut off at the end of October and Heidi will get a reminder out to the neighborhood to make sure they re-open their valves to avoid any frozen pipes. We have had a pump problem during the summer that was fixed. There was an irrigation line break behind the Winders home late this July. It received attention from Dennis and his employees right away. However, we still need to fix the landscaping that got moved during the fix. Sheryl will ask her landscaper Alfredo to complete the landscape issues as well as take care of some other issues that our current landscaper Keith with C & S Lawn Service seems to be missing. Sheryl will also contact Keith again to have him do more follow through on the plants and trees along our entrance and in the center islands. We are thinking that we might need to replace Keith during the next year. However, we came up with an idea of having a list of things (the things that he agreed to by contract) that need to be done weekly and monthly that would be used by Keith to initial and check off and then turn in each time he performed work for the HOA landscaping. Sheryl said she would work on making up a list. We discussed having Alfredo plant new trees along our entrance wall also. Sheryl will check with LaVonne Gorsuch our State Farm Insurance rep to see if we have coverage for small contractors. Heidi will be checking to see what the back drainage looks like. Keith stated that there was a lot of debris and trash being put in the drainage. If we need to send a letter out to the neighbors about this, Heidi will make one up to be reviewed by Sheryl and Dennis first.

The structure behind Mike and Jolene Archuleta's house seems to have been removed. None of us ever heard from them regarding the letter the board sent to make sure it had approval from the building department. However, their current structures still have not been completed and look like unfinished construction. Dwain Watson spoke with Dennis regarding some standing water that exists from time to time near the edge of his property at the neighborhood entrance. We decided that the main issue is that the weeds need to be kept down in that area by the landscapers. We didn't think the water lasted long enough to do any damage to that area. Dennis purchased some solar lights that he installed in front of our Cherryhill entrance sign. We all agreed that the lights do not seem to have enough power or brightness. Dennis said he would see what he could find. Heidi will check into how quickly we need to send notice for our annual HOA meeting and will follow-up with the Kishes to see if they are still willing to host the meeting at their home. We will plan to meet again before the annual HOA meeting sometime in December or January and will keep in contact via e-mail also.

Meeting adjourned at 12:05pm.