

Minutes of the  
Cherry Hill HOA Board Meeting  
April 14, 2014  
6:00 p.m.

In attendance were: Ron Hegge, President; Ken Leis, Vice President, Mike Holt, Treasurer and Greg Isaman, Secretary.

The first item of discussion centered on the irrigation pond. Ron stated that the contractor had cleaned out the sedimentation basins and he and Greg started filled the pond on April 13<sup>th</sup>. WDYards came in on the 14<sup>th</sup> and started pressurizing the system and the HOA should have irrigation water by the 15<sup>th</sup> or 16<sup>th</sup> depending on any repairs that have to be made.

Greg stated that he would like to be in charge of the pond operation and would bring up this at the annual HOA meeting. The consensus for the annual meeting would be on Sunday, May 18<sup>th</sup>, 2014 at the residence of Ken Leis. The meeting would start at 4:00 p.m.

The next issue to be discussed was the amount of yearly dues that should be held in reserve. Mike suggested that the current \$500 HOA due be collected for 2014 and in 2015 we could determine what major expenses would be during 2014 and if the cash on hand exceeded the reserve amount we would reduce the 2015 HOA dues by that amount divided by the number of homes in the HOA. Greg said he would contact the irrigation pump supplier and see if he could get an estimate on replacing the primary and secondary pump if they quite working. This could help determine the amount of reserves necessary if one should fail.

Ron then stated that he would like to bring up to the membership what type of HOA they would like. One that operates as it currently does or should we consider hiring a manager to implement all of requirements of Colorado Common Interest Ownership Act – state legislation that sets the legal requirements for HOAs. The requirements of this Act are quite lengthy and the use of a HOA manager would probably require a considerable increase in HOA dues. Mike and Greg said they would look into this and present their findings at the annual meeting.

Ron then asked Mike to check the HOAs insurance to see if it provides liability for board members. Mike said he would check it out. We then talked about keeping WDYards as the maintenance contractor and everyone thought it was probably the best option we have. The next issue was about having members e-mail proxies to any board member instead of submitting a paper copy. Everyone thought that would be a good idea to supplement paper copies if the home owner wanted to use e-mail. It would have to come from the e-mail address on record to be accepted.

We then discussed agenda items for the annual meeting and those can be seen on the agenda for the 2014 annual meeting. Next to last was a discussion about putting a new cherry tree in the common area by the entrance. Greg said he would contact two local greenhouses about the cost of buying and planting one with the goal of having it in the ground before the annual meeting.

Lastly, Mike Hold submitted a design to enclose his patio and the three board members approved the project pending Mr. Holt obtaining the necessary building permit.

There was no more discussion and the meeting adjourned around 7:30 p.m.