

Minutes of Annual Meeting of the CHERRYHILL Home Owners Association

The annual meeting of the Cherryhill Homeowners Association was called to order on December 9, 2004 at 663 Cordial Court in 6:55 p.m. by Cliff Kramer. Those members present were Dennis and Deborah Lucero, Michael Archuleta, Larry and Connie Theisen, Rae Benton, Heidi and Ryan Scotting, Barbara Bynum, Cliff and Linda Kramer, Rick Taggart, Suzy Golter, Tim and Kathy Stern, Phyllis and Hurst Otto, Ted and Sharon Albright, Cory and Cherry Beck, Lee and Carolyn Johnson, Dan and Nancy Kronlund, Dwain and Brenda Watson, Kelly King and Wade Loudenschlager. Voting proxies were held for :Brett and Cynthia Winder, James Pitts, and Jeffrey Himes.

The members present represented a quorum for voting purposes.

Minutes of the last meeting were presented and read and approved. Dennis Lucero, treasurer read the treasurers report. It was also approved.

Old Business:

President's Report: Cliff Kramer reported on the maintenance of the common grounds of the subdivision. It was reported that we have hired WD Yards to maintain the common/pond area . This was done because there were several things that we were not satisfied with in regards to R E Landscaping. He also reported the Jon Gartz, the Sprinkler Man was hired to maintain the pond and pumps. Cliff also reported on the work that was done in the spring to clean out both the settling pond and holding pond. There was three foot of sludge that needed to removed for the pumps to work correctly. A shut off mercury switch was also installed to shut the system down when the pump ran dry.

Discussion was held by all on what we can do with the irrigation system. It was decided that there are issues that we will have to continually pour money into until we rebuild the system. A committee was formed to investigate our options in rebuilding the system and determine the cost for doing so. Larry Theisen, Rick Taggart and Ted Albright volunteered to be on this committee. They will have a report ready by January 15.

Cliff also presented a proposed budget for the year 2005. In it is built additional funds to begin a reserve fund for the subdivision. The proposed amount would be \$500.00 per home. After discussion Ted Albright made a motion to approve the new budget. Tim Stern seconded it. Dan Kronlund brought up the fact that fs the committee begins contacting engineers to investigate and access the irrigation system it will cost money, which will deplete our reserve right away. It was suggested that a \$200 one time assessment be levied to cover this. Again after much discussion Rich Taggart made a motion that the HOA made a one time assessment for the purpose of investigating , evaluating and then presenting the proposal to the homeowners for approval. Any reserve from this process will then go to the general budget. It was moved and seconded.

Rick Taggart also asked the HOA to purchase equipment so that he can maintain the weeds and brush in the common area behind his home. He as been maintaining this area as a favor to the

HOA and will continue to do this but would appreciate it if the association would purchase the appropriate equipment for him to do so. It was moved and seconded that Rick can purchase the equipment for up to \$400.00 for this purpose and that he can keep the equipment at his property to maintain this area.

New Business: Rick Taggart also made a request that all homes be completed and landscaped immediately. According to the covenants the home that is not completed is long past the deadline date for completion on both the structure and landscaping. As a courtesy to the other homeowners he asked that this be enforced. Dennis Lucero explained that the Board had indeed sent out two letters asking for immediate completion. According to the covenants the HOA has a right to finish the property and bill the homeowner. We have received a response from the homeowner stating dates that he would be done but he has not complied with these dates. Mike Archuleta, whose property was in question, stated that he feels that the HOA is picking on him, as there are other breaches to the covenants that were let go. He also agreed to respond with another letter giving dates that he planned on being done. It was repeated that he must stick to these dates.

Dan Kronlund made a request for the Himes that the wall on 7th street that belongs to the HOA be extended to 6 foot high because of privacy and noise concerns along 7th street. He also wondered if the HOA would be willing to pay for this. Tim Stern, who was part of the team that originally had this installed said the according to city regulations the wall could not be more than 4 foot. It was suggested that they talk to the city. It was also suggested that they investigate landscaping options for privacy.

Larry Theisen voiced his concern for the lack of street lights in the subdivision. He will call the city to check on the possibility of getting more.

Kathy Stern voiced some concerns about the architectural committee and the procedure for approving variances to the covenants. Her main concern was that if the three people on the board were in agreement, they could have any covenant varied. Dan Kronlund cautioned about voting to change any of the covenants. If we voted to do so we should do it through an attorney. After discussion Kathy moved that the all homeowners be notified in writing if there is a request in variance of the covenants. Homeowners will be give 30 days to respond to the board, who will seriously take these comments into consideration before denying or giving approval. Kelly King seconded. There were two objections.

Electing new board: It was decided that the board will remain the same for the next year and then we will begin holding offices for three years, replacing one member per year so that we always have experienced people on the board.

The meeting was then adjourned.

Respectfully submitted
Connie Theisen