

JAN 12 2006

## Minutes of Annual Meeting of CherryHill Home Owners Association

The annual meeting of the Cherryhill Homeowners Association was called to order on January 12, 2006 at 663 Cordial Court at 6:50 p.m. by Cliff Kramer. Those members present were Dennis Lucero, Dwain Watson, Sheryl Watson, Cindy Winder, Cherry Beck, Rick and Deanna Taggart, Ted and Sharon Albright, Heidi Scotting, Tim Stern, John and Elizabeth Finocchio, Hurst and Phyllis Otto, Cliff and Linda Kramer, Bryan Towner and Mike Archuleta and Larry and Connie Theisen. Proxy vote forms were also presented for Dale Rennels, Mike Higgenbotham, and Rae Benton.

The members present represented a quorum for voting purposes.

Minutes of the last meeting were presented and read and approved.

Cliff Kramer, president, gave the presidents report. We are negotiating with W.D. Yards to maintain the commons area for the subdivision. We are waiting to hear from them on what they will charge for the coming summer.

Cliff also reported that the subdivision, through Ted Albright, Dennis Lucero and Cliff Kramer, has been working with the USDA-Division of Natural Resources on the irrigation system for the subdivision. They, after a lengthy process, have designed a concrete system that can be cleaned out with a bobcat. After the system was designed they presented it to the USDA engineer. The engineer informed them that it was not designed correctly. On January 26, they are to meet with the people from the Division of Natural Resources on alternative solutions.

Old issues of the pond were discussed. Questions were asked by Sheryl Williams from 2652 Dahlia, about the leaking of the pond and the resulting flooding of her property. Sheryl is concerned about it being a longstanding problem. It was explained that this is definitely a leak from the pond. Dennis put dye in the pond and before he could reach the street there was already dyed water coming down the street. If the leak is fixed in the pond, there will not be water running behind Sheryl's house.

Rick Taggart brought up the reoccurring issue of maintenance to the homeowner's overflow pond behind his property at 2673 Dahlia. He stated that W.D. Yards has not done anything to maintain this. He has been paying his maintenance people to do this and it is costing him \$60 every two weeks to keep the weeds down there. Tim Stern made a motion to reimburse Taggart's for whatever cost he incurred in 2005, and to agree to pay for this in 2006, as long as the cost did not exceed \$250 per year. Ted Albright seconded it. It was voted on and approved.

Cliff reported that we have \$8400 in reserve. If we collect \$500 per year for dues and another \$500 to add to the pond reserve we should have \$24,000 to construct the pond. Preliminary studies show that the pond reconstruction should be \$12,000-15,000. Ted Albright made a motion that

since we are meeting with the USDA and engineers on January 26, we should be able to have estimates by mid February. A special assessment will be billed with a cap of \$500. Once the assessment goes out we will need the money within twenty days. ( See Article IV, Section C of covenants). Tim Stern seconded it. It was voted on and passed. Bryan Towner expressed that he would like to know what the findings will be when all the info is gathered. Cliff said that he will keep all the homeowners up to date either through a meeting or through a letter. A flow through system was discussed also for continuous flow without sediment issues. It will be researched also.

Tim asked the board if they are on top of the one assessment that is in the rears. He was assured that the board is following the procedure as listed in the covenants.

Cliff asked for volunteers or nominations for the offices of president and secretary. Sheryl Williams was elected as president and Heidi Scotting was elected as secretary.

Dennis Lucero asked for input into putting a <sup>lighted</sup> flag pole at the entrance of the subdivision. Feed back was positive. He will pursue this. Bryan Towner is checking with the city to see if the wall at the front of the subdivision can be extended. He was told we were turned down many times by the city. He will check in to this further.

Cindy Winder brought up the possibility of having a summer picnic. Cindy Winder and Heidi Scotting will try to organize this.

Rick Taggart said the mail boxes in the subdivision need to be painted. He will check with the post office to see who is responsible for this.

The meeting was adjourned at 8:35.