

Cherryhill HOA
PO Box 1925
Grand Junction, CO 81502

Minutes of Annual Home Owners Assoc Meeting
January 25, 2007 6:30pm

The meeting was called to order at 6:55pm by Dennis Lucero VP/Treasurer due to our President Sheryl Williams being ill and unable to attend. It was held at 2669 Dahlia Court which is the home of Cliff and Linda Kramer. Thank you again to the Kramers for hosting. The members present were Dennis Lucero, Heidi Scotting, Ted & Sharon Albright, Mike Archuleta, Rae Benton, John & Liz Finochio, Suzy Golter, Mike & Kris Kish, Cliff & Linda Kramer, Ken Leis & Kathy Hall, Hurst Otto, Kathy Stern, Rick & Deanna Taggart, Dwain Watson, and Cindy Winder. There were no Proxy's returned. The members present represented a quorum for voting purposes.

Copies of the agenda, old meeting notes, budget, old business, spending report, and balance sheet were given to all present. Introductions were made around the room and our new home owners Ken Leis & Kathy Hall and Mike & Kris Kish were welcomed.

Last year's Annual Meeting Notes were read and reviewed. Motion was made by Cliff Kramer to approve and Ted Albright seconded the motion. It was voted on and passed.

The President's report by Sheryl Williams, which included old business and unfinished business was reviewed by Dennis Lucero, VP/Treasurer. Old business included a thank you to Deanna Taggart for making sure the mail boxes got painted. The request to increase the height of the wall along 26 1/2 Road was denied again by the City of Grand Junction. WD Yards did a fair job of keeping up with our landscaping issues and now has a new 2007 contract for us to review. Discussion about the WD Yards contract included a suggestion by Hurst Otto that WD Yards also winterize everyone's personal sprinkler systems. It was decided that each individual home owner would like to keep whom they currently use. Therefore, there were no other changes needed for the WD Yards 2007 contract and Kris Kish motioned to approve it with Cliff Kramer seconding it. WD Yards contract was voted on and passed. We will sign it and send it in. Taggerts were paid in 2006 the same amount we pay WD Yards to maintain Tract B like Tract A. That process will continue. There were Tract A issues with the Roundhill neighborhood that involved irrigation lines on the Cherryhill easement. Those issues were resolved in 2006, however, there may be more issues when the final Roundhill home is built in the future. Electricity to the center island and the mail boxes for lights is still an issue being researched. Dennis will be checking into solar lights and even motion sensed lights for the mail boxes. Our street lights in the neighborhood continue to have timing issues with some on during the day and off at night. We will continue to contact Excel Energy to get them changed as needed. Reminder was given again that home owners need to get approval before changing things with their home, including painting, fencing, landscaping and anything related to it. The city was called about the divots in our Dahlia Road however they have not been filled yet. Heidi will call them again. The spring social was a success at Heidi & Ryan Scotting's home. Suggestion was made to do another one this year. We will put out requests for a location later in the year.

Unfinished business continues to be our pond. We had to install a new lock on the head gate that doesn't disturb the ditch riders lock. Several times we were out of water mainly due to clogging issues. The pump was rebuilt because of compaction problems and the system was flushed a couple times because of debris. All of our attempts to get new designs have either failed or not been approved. We will be meeting in January with Ciavonne and Associates to discuss a newer system they have been using elsewhere with success. Again we hope to have the new system designed and implemented before the water arrives in the spring. We might need

to move our fence line to the north edge of our pond easement. We would need to make sure our north neighbors Dennis & Linda Stahl were ok with our equipment being on their land during this process. Rick Taggart said he knows them and their son Mike and would be happy to discuss it with them when we are ready to proceed with the pond re-design and fence moving. Again the board will keep everyone informed via e-mail and will get input as needed for changes. Discussion was held again about how much extra money we would need for these changes and we reminded the home owners about the decisions made at the 2006 annual meeting in which the board will send out a special assessment bill not to exceed \$500 per homeowner once we have the estimates in and the project started.

The Treasurer's Report was prepared and reviewed by Dennis Lucero. Items clarified included the money paid to LGD Construction which was for pond clean out and the money paid to the Taggerts which was for landscape cleaning in Tract B. We asked our new neighbor Mike Kish who is a State Farm Agent if he would like to give a quote for a better cost for the HOA insurance coverage. He said since it is already with State Farm there was no reason to take business away from a fellow rep and that the rate is still quite good. The budget was reviewed including a discussion about the annual dues remaining the same at \$500 for 2007. Kathy Stern asked if it will remain at the high amount of \$500 once the pond issues were completed. Dennis mentioned that it would be reviewed again at the 2007 end of year home owners meeting and could be changed then. Motion was made by Ken Leis to approve the \$500 dues and was seconded by Mike Kish. It was voted on and passed. Then motion was made by Linda Kramer to approve the 2007 budget and Ted Albright seconded it. The budget was voted on and passed.

Open discussion started with a reminder from Rae Benton to please follow the city regulations about pets being kept on a leash. If there are loose animals the city can be called to retrieve them. Please be courteous and bring a plastic bag with you when walking your pet so that none of us end up with a poop issue in our yards. A reminder was made to call Sheryl Williams our president when you see issues regarding the landscaping. Sheryl will be our main contact with WD Yards to have them keep up with our neighborhood. Mike Archuleta informed us that he had intruders in his yard and on his roof at around 2:00am once this year. Some of us have started to leave our exterior lights on during the night in an effort to eliminate those issues. Also, the neighborhood watch program was brought up again. The majority of the present home owners seemed positive about being involved in one. So, Heidi will follow up on the neighborhood watch again to see if we can get them to come during our spring social. A request was made for all neighbors to please pay attention to the rules and regulations by stopping fully at stop signs and keeping at 20 mph or less so that walkers, joggers, bikers and children playing are safe in our neighborhood. A friendly wave hello is always nice too.

Board election was quick with Hurst Otto making a motion to keep the current board members and Rick Taggart seconded it. Dennis Lucero said again that he will remain on in an effort to complete the pond issues. Heidi and Sheryl are willing to continue also. It was voted on and passed.

Then the meeting was adjourned by Dennis Lucero at approximately 8:15pm with a reminder to make sure we have all your contact information so that we can send data via e-mail to the Cherryhill Home Owners Assoc.

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