

**Cherryhill HOA**  
**PO Box 1925**  
**Grand Junction, CO 81502**

**Minutes of Annual Home Owners Assoc Meeting**  
**January 10, 2008 6:30pm**

The meeting was called to order at 6:55pm by President, Sheryl Williams. It was held at 662 Cordial Court which is the home of Mike & Kris Kish. Thank you again to the Kish family for hosting. The members present were Sheryl Williams, Dennis Lucero, Heidi Scotting, Mike Archuleta, Rae Benton, Suzy & Lee Golter, Ron & Judy Hegge, Mike & Kris Kish, Cliff & Linda Kramer, Ken Leis & Kathy Hall, Lene & Gerald Olshove, Phyllis & Hurst Otto, Dale Rennels, Anne Saunders, Tim Stern, Deanna Taggert, Bryan Towner, Dwain Watson, and Cindy Winder. Proxy's on file included Ted & Sharon Albright, Brad & Shawna Higginbotham, and new neighbor Mark Nishiya. The proxy's and the members present represented a quorum for voting purposes.

Copies of the agenda, 2007 annual meeting minutes, 2008 budget, old business, 2007 spending report and balance sheet were given to all present. Introductions were made around the room and our new home owners Ron & Judy Hegge and Lene & Gerald Olshove were welcomed.

Last year's Annual Meeting Minutes were read by Secretary, Heidi Scotting. There were no corrections to the minutes therefore President, Sheryl Williams confirmed the minutes will stand approved as read. Treasurer's report was read by Dennis Lucero, with no corrections it stands approved as read also. The President's report by Sheryl Williams listed old business, new business and unfinished business. Old business included a thank you to Deanna Taggert for making sure the mail boxes got painted. As agreed last year, Taggerts were paid to maintain Tract B. There was an HOA main irrigation line issue behind Winder's house which was repaired and landscaping fixed to original state. Our irrigation pump and system had a few problems during the year; however repairs were made quickly with minimal down time. The Dahlia Road dips were filled in by the city. Solar lights were added to the front entrance sign however Dennis is looking for stronger ones still. There was a motion made by Cliff Kramer and seconded by Ken Leis to continue to pursue boring for electricity for lights at the Cherryhill sign and at the mail boxes. Dennis said he thought it was cost prohibitive but would follow up on it more as well as check with the local solar company too. Homeowners in Round Hill HOA and Cherryhill were reminded that Tract A is not a dumping area. We have asked both neighborhoods to remove any debris, plants and concrete scraps that might be theirs. This allows our landscapers better access to cut weeds down during the year. C & S Lawn Service (Keith) did not keep up with our landscaping issues as planned therefore we are looking into other options again this coming year. Some of our yards contain Grubbs and to eliminate them, each homeowner must participate in a treatment program. We will follow up on that with our new landscape maintenance crew. We are reviewing things with BioGreen, Kim & Kell Enterprises and Dale Rennels suggested checking with High Country Lawns. 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.

New and unfinished business includes trees will be replaced in the area lining 26 ½ Road behind Towner's home this spring. Deanna Taggert will follow-up again on getting the mail boxes painted in the spring. The board discussed changing our annual HOA meeting to late spring or early summer to allow meetings to occur outside for more space. Motion was made by Anne Saunders and seconded by Ken Leis to change the meetings to the month of May with Tim Stern adding that our dues could still run on the calendar year. Motion passed, so we will be seeing you in May for our annual HOA meeting. The board discussed adding a fourth member that would take the Vice President position and Dennis could continue just as Treasurer. That way we would have the advantage of keeping some experience on the board when members are replaced. It was agreed that

the current board members would remain in place for the coming year and a motion was made by Kathy Hall to add Ken Leis to the board as Vice President. That motion was seconded by Rae Benton. Motion was voted and passed so we now have a four member board. Craig Roberts with Ciavonne and Associates completed our new pond design which has been approved by Grand Valley Water Users' Association. The design has been successfully used in other areas of the valley. The board will be in contact with the Olshoves to plan any details necessary pertaining to their land and any easements as well. Our pump house will be painted, the excavated dirt will be hauled away, our pond fence will be moved to the northern most edge of our pond easement and new concrete settlement channels will be poured. Therefore, we will need to make sure our north border neighbors Dennis & Linda Stahl are ok with our people being on their land during this process. Last year 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. We are planning to get the excavation crews going as soon as possible so that everything is cured and done prior to the spring irrigation starting.

The 2008 budget was discussed with the annual dues of \$500 equating to only \$41.67 per month per household. Motion was made to approve the budget by Ken Leis with it seconded by Mike Kish. Motion was voted and passed. Dues are payable to Cherryhills HOA within 20-30 days of this notice and again annually in January. This spring there will most likely be a need for a special assessment to complete the pond redesign. Dwain Watson made a motion that the special assessment be approved with a max of \$300 per household and that the request for the actual dollar amount be sent out via e-mail when needed. Motion was seconded by Mike Kish then voted and passed.

A special committee was put in place regarding a neighborhood watch. Rae Benton will head this committee and said that this is not being nosey but it is about noticing when things look out of place. Again it is about being helpful caring neighbors and is appropriate due to the few incidents we have had in the neighborhood. Security systems are suggested on most homes along with the signs in your yard and the neighborhood watch signs in the neighborhood. Both Kathy Hall and Suzy Golter said they will help with this committee. News and alerts will again be sent out via e-mail.

Reminders were given that home owners need to get approval before changing things with their home, including painting, fencing, landscaping and anything related to it. Please follow the city regulations about pets being kept on a leash when they are out of your yard. Please be courteous and bring a plastic bag with you when walking your pet so that none of us have a poo issue in our yard. Snow removal should be completed on all sidewalks adjoining your property for everyone's safety. Please obey the traffic signs in the neighborhood with proper speed limit and stops. Call Sheryl, our president, when you see issues regarding the landscaping. Thanks again for a great neighborhood and a friendly hello when we pass each other.

The meeting adjourned 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 all the Cherryhill Home Owners.

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Ken Leis – Vice President	241-0542	KLeis@laramie-energy.com
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Heidi Scotting – Secretary	263-7801	Heidi@800BuyKwik.com