

Cherryhill HOA
PO Box 1925
Grand Junction, CO 81502

Minutes of Annual Home Owners Assoc Meeting
June 23, 2008 6:00pm

The meeting was called to order at 6:35pm by President, Sheryl Williams. It was held at 660 Cordial Court which is the home of Ryan & Heidi Scotting. The members present were Sheryl Williams, Dennis & Deb Lucero, Ryan & Heidi Scotting, Ted & Sharon Albright, Jolene Archuleta, Cliff Kramer, Ken Leis & Kathy Hall, Mark Nishiya, Jerry Olshove, Phyllis & Hurst Otto, Kathy Stern, Bryan Towner, Dwain & Brenda Watson, Brett & Cindy Winder and guests Greg & Joyce Isaman. Proxy's on file included Rae Benton, Mike & Kris Kish, Dale & Val Rennels and Anne Saunders. The proxy's and the members present represented a quorum for voting purposes.

Copies of the agenda, 2008-2009 budget, 2008 spending report and balance sheet were given to all present. Introductions were made around the room with a thank you for attending.

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. 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. Also thank you to Rae Benton for heading a special committee to create the Neighborhood Watch Program and following up on the sign installation. As agreed last year, Taggerts were paid to maintain Tract B. There was a motion by Cliff Kramer and a 2nd by Hurst Otto to continue to pay Taggerts for that process. It was voted on and passed. There was an HOA irrigation pump replaced at the start of the season. We have been very happy BioGreens services. They have replaced dead trees along 26 ½ Road, replanted our entrance island and will add some red rock to both islands as needed. Thank you to Suzy Golter for her landscape design of the entrance island. There was a motion made by Ted Albright and 2nd by Kathy Hall to continue using BioGreens services in the coming year. It was voted on and passed. However, we have weeds growing between the sidewalks and the streets. We could either pay more for BioGreen (\$104/mo) to take care of all the HOA or each home owner could be responsible to get rid of the weeds bordering their property. The motion was made by Hurst Otto to keep the homeowners responsible and was 2nd by Kathy Hall. It was voted on and passed. A reminder that our annual meetings will remain in May with our HOA dues payable in January/February of each year. The only new business discussed was pertaining to having an HOA social. Anyone interested in putting it together can work with the board to get it scheduled.

Now onto unfinished business which consisted of a discussion of our new pond and the treasurer's report from Dennis Lucero. We passed around photos of the new settlement system and pond liner. Dennis will follow-up on the warranty for the liner. There will be new locks on the gates for safety with the keys held by the board members. The city should be sending our HOA a check (+/- \$300) for some of the good dirt Dennis sold them from the excavation. The pump house is still needing painted, however, everything else is in working order. We will shut down and do a settlement check and possible clean-out in July. We will give a weeks notice before the water is going to be shut-off for that. We had a discussion of the expenses involved with the entire pond project costing \$28,000+. Due to the remaining year of expenses and the overage for the pond a special assessment motion of \$500 was made by Jerry Olshove and 2nd by Bryan Towner. Some discussion occurred about the confusion with the mid-year budget and the amount needed for the special assessment. It was agreed that we wanted to keep a cushion in the HOA account for any future or unexpected needs and that the current bills would still need to be paid. So the motion of the \$500 special assessment was voted on and passed. The

current account balance is only \$900. Therefore the special assessment is now due on or before July 25, 2008. The 2009 budget was discussed with the annual dues remaining at \$500 which equates to only \$41.67 per month per household. Motion was made to approve the budget by Ken Leis and 2nd by Cliff Kramer. Motion was voted and passed. Dues are payable to Cherryhills HOA, PO Box 1925, Grand Junction CO 81502 within 20-30 days of the notice annually in January.

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. We can have only one for sale sign posted in the neighborhood for any one home and political signs are prohibited. With our neighborhood watch, remember that it is best to let your neighbors know when you are out of town and to stop the paper delivery as well. Also, if you see strange things in the neighborhood try to write down a description of things including license plates when available. Each of us needs to keep up with weed removal including the areas between our sidewalk and street. Call Sheryl, our president, when you see issues regarding the landscaping that BioGreen is responsible for. Thanks again for a great neighborhood and a friendly hello when we pass each other.

The election of the board members went quickly with the four of us agreeing to stay another year. Motion was made by Kathy Hall and 2nd by Ted Albright then voted on and passed.

The meeting adjourned at approximately 8:00pm 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. Thanks for bringing goodies to share and getting to know each other better.

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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