

Cherryhill HOA
PO Box 1925
Grand Junction, CO 81502

Minutes of Annual Home Owners Assoc Meeting
May 21, 2009 6:30pm

The meeting was called to order at 6:45pm by President, Sheryl Williams. It was held at 2654 Dahlia Court which is the home of Ron & Judy Hegge. The members present were Sheryl Williams, Dennis Lucero, Heidi Scotting, Mike & Jolene Archuleta, Ron & Judy Hegge, Cliff & Linda Kramer, Ken Leis & Kathy Hall, Jerry & Lene Olshove, Hurst & Phyllis Otto, and Dwain & Brenda Watson. Proxy's on file included Ted & Sharon Albright, Rae Benton, Mike & Kris Kish, Dale & Val Rennels, Anne Saunders, Rick & Deanna Taggert and Brett & Cindy Winder. The proxy's and the members present represented a quorum for voting purposes.

Copies of the agenda, 2008-2009 budget, 2008-2009 spending report and balance sheet, as well as the typed questions/issues list from Greg Isaman were given to all present. Introductions were made around the room with a thank you for attending or sending in a proxy, as well as a thank you to the Hegge's for hosting.

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 listed old business and new business with no unfinished business. Old business included a discussion on continuing to pay Taggert's for maintaining Tract B in the same manner and cost as Tract A. With no opposition that vote passed. Discussed Bio-Green and the job they have been doing maintaining our common areas and that we have tried 3-4 other companies in the past and have also had prior bids in the past. The Board suggested continuing to use Bio-Green it was voted on with no objections and passed. There was an irrigation fence that blew down in a recent wind storm that was repaired, the pump house was painted, the main line irrigation leak behind the Kramer's was fixed. The Board suggested continuing to use the Sprinkler Man for seasonal start up and shut down. With no objections that was voted and passed. In good news on our new pond, it worked well for sediment collection and drainage as designed and the cost to clean it out was much reduced. The Treasurer's Report from Dennis with 2008 data and 2009 budget with \$500 per homeowner was discussed and filed.

In New Business the questions and issues sheet submitted by Greg Isaman was discussed and the board agreed that when items become law the HOA will be following the law. As far as a financial audit, the group felt that the Quick books program was detailed enough with all copies given to members at meetings. The political signs issue in the HOA was discussed and pictures were included for the HOA notes from the Watsons. Also discussed was a law that Dwain Watson asked to have reviewed (Bill 06-089 from May 22, 2006) regarding political signs in HOAs. And a reminder from Dwain & Brenda Watson that all the HOA rules should be followed not just selected ones. A sweet thank you note from the Winders was read to say how much they have appreciated the love, meals and support from the HOA during Cindy's surgery and radiation/chemo treatments. We wish Cindy and her family all the best. Also on new business is the need to fill HOA board positions. Nominations and seconds were given individually to support the incoming President – Ron Hegge, Continuing Vice President – Ken Leis, incoming Treasurer – Ted Albright, and incoming Secretary – Cliff Kramer. Thank you to the retiring board members Sheryl Williams, Dennis Lucero and Heidi Scotting and thank you to the incoming board as well.

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. Weed spraying/removal in cracks and street edging should be done by that homeowner. 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. 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. Call our HOA 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 meeting adjourned at approximately 7:40pm 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.

Notes submitted by Heidi Scotting.

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Ken Leis – Vice President	241-0542	kleis@laramie-energy.com
Ted Albright – Treasurer	242-8662	albright@brayandco.com
Cliff Kramer – Secretary	245-9511	cliff@brayandco.com