

2011 Cherryhill Home Owners'  
Annual Meeting  
Monday, June 20, 2011  
Commencing in the Cul-de-Sac on Jubilee Ct  
Meeting was scheduled to begin at 5:30 p.m.

Minutes

6:00 p.m. – Meeting was started 30 minutes late in order to gather enough members for a quorum. A quorum was made when the following members were presented themselves either in person or by proxy:

Anne Tally & Jason Broidy  
Brad & Cindy Winder  
Dale & Valentina Rennels  
Dennis Lucero  
Greg Isaman  
Hurst Otto (proxy)  
Brett & Cindy Winder (proxy)  
Karen & Mike Holt  
Kenneth Leis  
Kathryn Hall  
Jerry Olshove  
Mike Archuleta  
Mike & Kris Kish (proxy)  
Rick & Deanna Taggart  
Ted Albright  
Tim & Kathy Stern  
Ron Hegge

Introductions were made of those present. President Ron Hegge explained we didn't have minutes from the last meeting because, apparently, they were not provided to the current secretary from the previous one. Ron stated that there were not any unresolved issues and asked for a motion to approve. A motion was made and seconded and there were no objections. Ron stated that the irrigation water was started up on time and there were no start up problems noted. Ron stated that we are now using WD Yards for maintenance of the common areas and all common landscaping issues. Ron stated that he has also sprayed the cherry trees to keep the bugs out so the cherries should be edible this year.

Ted Albright, treasurer, went over the financial report. He stated we were \$200 in the red in 2009 but in 2010 we were \$568 in the black. We currently have a little over \$9000 balance on the books for 2011 and he believes we should be in good shape for the rest of the year. At the beginning of summer 2010, the Board terminated Biogreen and hired WD Yards. While Biogreen's monthly fees were less, WD Yards only charge for work done which in the long run results in lower bills. HOA utility bills are variable but existing funds should be sufficient to cover this. D. Lucero questioned the amount of funds in the reserve. Ron & Ted both stated we will have a sufficient reserve (approximately \$1500) this year which should allow enough to cover any unanticipated expenses (not counting any problems that may occur with the main or auxiliary irrigation pump). Ron then asked if anyone has any problems or concerns about the current operation. Apparently there are none since no additional issues were raised.

New Business: Dale Reynolds asked about landscaping his front yard. The covenant does not require approval for landscaping. It only states that landscaping should blend with the neighborhood.

Election of New Officers: Ted Albright stated that he has done his term as HOA Treasurer and would like someone else to volunteer for the job. Ron asked if there were any volunteers? This is an important position and Ted said he would help any new Treasurer with the job. This led to a discussion concerning a HOA mailbox for bills. This needs to be established for legal reasons because HOA bills should not be sent to a personal address. Ted will check on the availability of a mailbox for this purpose. Someone (name not obtained) said they thought there may be some vacant mailboxes available that could be used for this purpose. Mike Holt volunteered to be Treasurer and a nomination was then made by D.Lucero to appoint Mike Holt as Treasurer and K Hall seconded it. A unanimous vote was made and approved for Mr. Holt to be Treasurer. K. Hall then made another nomination to keep the rest of the board as seated and the members unanimously approved the motion.

Ron asked if anyone sees a problem with the pump or any part of the irrigation system to please notify him so the main pump won't run dry. D. Lucero said he would help out with any problems concerning the irrigation pump or pond. D. Lucero also stated if the main pump broke it would be very costly to have the motor re-wound so we need to ensure that it is properly maintained.

A notice will be sent out next year for yearly HOA fee. The homeowners' fee will stay at \$500 and will be due on May 1, 2012 unless something drastic happens that would require an emergency board meeting and the implementation of a special assessment.

7:00 p.m.

A motion was made to adjourn and seconded and the meeting was adjourned.