

2013 CherryHill HOA Annual Meeting
Minutes

The meeting began at 6:15 p.m. with the establishment of a quorum. The President, Ron Hegge, started the meeting and the first order of business was the introduction of members. He started off by informing the attendees that WDYards didn't shut down the water when they should have in the past Fall and he would address the specifics later. He then asked if there are any corrections to last year's minutes? Dennis Lucero wanted to know what we are going to do with all of the boats, RVs, etc at the original owner's property. The President said that a variance was given just to him for these items. Dennis Lucero expressed his concern about road access to the pond and said that Bruce Phillips (a lawyer) had all of the paperwork relative to pond access. Heidi said that property owner doesn't have to give us access permission because it was clarified in the past. **(NOTE: In a subsequent May 2014 e-mail from Heidi to the HOA Secretary she indicated that she said the following and not that which is indicated above: "The property owner did his own research on his property's documents a few years back. He stated that his information stipulated that he has the authority over who uses his driveway/access and when it's used.")** Ken Leis stated that guaranteed access was included in the original plot plan for the development so it shouldn't be a problem. Dennis Lucero just wanted to make sure that a discussion of right of access was included in this year's minutes.

It was moved and seconded that the minutes for 2012 be approved. The vote was unanimous. Next up was Mike Holt who gave the financial report. There was an increase in our bank account and the cash balance is in great shape. Most expenses are landscape related and the rest is routine such as insurance, postage, etc. Our balance at the time of the meeting was \$15, 161 not counting outstanding bills. Ken Leis had a question regarding insurance and wondered if our policy is up-to-date. Mike Holt stated that he would talk to the HOA's insurance agent to see if any changes are needed. The President had a question regarding landscaping. Mike explained that the expenses were for common areas and areas outside along 26 1/2 road. A motion was made and seconded that the financial report be accepted. The vote to accept was unanimous. Mike wanted to know if we should maintain the HOA dues of \$500/year. Ken Leis made a motion to keep the HOA fees the same, Judy The President seconded the motion and it was unanimously agreed to keep it the same.

The President then talked about the access to the main irrigation ditch. He noted that the new ditch rider would not go into the area necessary to turn on/turn off the irrigation gates. The President noted that a non-HOA homeowner's fence was built right up against our north boundary fence. The President noted that the offending homeowner has agreed to remove his dogs which kept the ditch rider out so the ditch rider will now have access. The President then explained that there will be a need to dredge the sedimentation basins because the main irrigation valve was left on (see above why). An e-mail will be sent to homeowners' letting them know when the water will be turned off and for approximately how long. Dennis Lucero explained an alternative method of keeping the pond full. The President said that he thought it could be done in 2 days or we could get a septic tank company to pump it out more quickly. The President said he would call the irrigation company regarding alternatives to clean out the sedimentation basin. Dennis Lucero also suggested that a gate that has direct access to the pump be repaired so we could have better access.

A discussion was started regarding the removal of the dead cherry tree in the common area entry way. The President said it was getting water but it still died. The President said he would contact WDYards to clean out the dead trees and the dead bushes along 26 1/2 road. The next issue was regarding sidewalk numbers for homes. Heidi did research regarding painted numbers on the curb. Ken Leis said those painted numbers don't last and said he was totally against it. Greg Isaman said he didn't think it should

be a homeowner requirement. The President said the Bard would take up that issue at a later date. David Bailey suggested we vote on replacing the cherry tree on the entry way. A motion was made and seconded. A new cherry tree will be purchased and installed by WDYards in the Fall of 2013.

A thank you was given to the installation of the mail box solar light. Dennis Lucero wanted to know who was taking care of cleaning up the debris in tract B. The President stated that WDYards is responsible for that maintenance. Subsequently, the President said that he would call regarding the clean out of the main drainage ditch on the south side of the development.

Heidi volunteered to help trim the rose bushes by the mailbox. Dwain Watson said if you prune too much you won't get roses for several years. Dwain said he could trim out the dead branches but thought that the weed killers used on the gravel around the mail boxes may have caused the damage. It was left at that.

The President brought up the issue of new board members. Ken Leis made a motion to have a volunteer take over the position of president; nobody volunteered but someone (?) voiced their opinion the current board members should stay on. Dennis Lucero said he would provide any help he can to support the board. With that said, all Board members agreed to serve at least one more year. Someone (Heidi Scotting) said that Phyllis Otto doesn't have e-mail so paper information should be provided to her. Greg Isaman raised the question about using electronic means to obtain proxies (instead of using the current paper proxies). The President suggested that the board take up the issue regarding the use of e-mail in lieu of paper proxies at a later date.

There were no more issues to debate so Greg Isaman made a motion to adjourn. It was seconded and the meeting was adjourned at 7:07 p.m.

ADDENDA: List of meeting participants who signed the attendance sheet.

Ron Hegge

Ken Leis & Kathy Hall

Mike & Karen Holt

Greg Isaman

Kathy Stern

Dwain Watson

Cindy Winder

Phyllis Otto

Heidi Scotting

Patty (?)

Dennis Lucero

Mike Archeleto

Debra & David Bailey

Proxies: Ray Benton, Ted & Susan Albright

Note: Held June 17,2013 (date from mail box posting)