

MINUTES
2015 ANNUAL MEETING OF THE CHERRYHILL HOMEOWNERS'
ASSOCIATION
JUNE 11, 2015
663 CORDIAL CT. GRAND JUNCTION, CO 81506

Jason Broidy, HOA President, called the meeting to order at 6:15 p.m.

Board members present: Jason Broidy, President
Mike Holt, Treasurer

Board members absent: David Bailey, Vice President
Kathy Stern, Secretary

Special note: These minutes were drafted by HOA Secretary, Kathy Stern, from notes generously provided by Anne Tally.

ATTENDANCE AND PROXY VOTES:

Thirteen homeowners were present, per the sign in sheet. A signed proxy from John Finochio was delegated to Kathy Stern. Unfortunately, due to unforeseen I-70 road closure Kathy was not able to attend. Kathy and Tim Stern delegated their proxy to Jason Broidy.

A signed proxy for Ryan and Heidi Scotting was delegated to David Bailey. David Bailey was neither in attendance at the meeting, nor provided any proxy.

With 13 homeowners present and 2 valid proxies, a quorum was established.

PREVIOUS MINUTES:

2014 Homeowner minutes were presented and reviewed by the homeowners at the meeting. Motion to approve the minutes was made by Dwain Watson, second by Dale Ainsworth. Unanimous vote to accept.

FINANCIAL REPORT:

Treasurer, Mike Holt, presented the annual income and expense report. 2014 Income- \$12,000. 2014 expenses- \$14,300. 2015 income to date- \$10,500. Three homeowners have yet to pay their 2015 HOA dues. A substantial repair in the irrigation/pond has decreased the monetary funds of the HOA. Mike Holt anticipates a year-end carryover bank balance of \$5,000 providing there are no further unanticipated expenditures.

OLD BUSINESS:

CASH RESERVES:

Discussion was held regarding the prudent balance for the HOA cash reserves. Balances between \$5,000 and \$10,000 were discussed. General opinion is \$5,000 reserve should be sufficient to address any anticipated expenses. Unanticipated expenses will be addressed as needed in the future.

NEW BUSINESS:

HOMEOWNER'S DUES:

Homeowners' dues- Ken Leis moved to keep the homeowner's dues at \$500 per year. Motion seconded by Greg Isaman. Motion carried by homeowners.

POND ISSUES:

Jason provided detailed information about the substantial irrigation leak at a T-junction on the Ainsworth's property. Jason discussed the T-junction was moved off the Ainsworth's property and placed on the pond property, as it should have been originally. Dale Ainsworth praised Jason for attending to the leak and getting it fixed. This was a substantial leak that required a lot of Jason's time. The homeowners are very appreciative.

Dennis Lucero discussed the history of the silt pond and the irrigation easements.

LANDSCAPING:

General consensus among the homeowners that TLC Landscaping is doing a good job of maintenance of the common areas. Mike Archuleta suggested the plum bushes at the front of the property be pruned.

Discussion regarding how TLC was selected. Jason discussed the process. Discussion regarding TLC taking care of the pumps. Jason also checks on the pumps every couple of weeks. Ken Leis moved, Dale Ainsworth seconded, to retain TLC as the landscape maintenance contractor. Motion carried by homeowners.

Patty Lapkin has had trees in the common area trimmed. A tree needs to be cut down in the easement. Jason will take a look at it with Patty and address it.

Cherry tree- Linda Elmer had questions about replacing the cherry tree in the island. The replacement of the tree was approved at the 2014 homeowners meeting. This was again voted and unanimously passed. The tree will be replaced.

Cindy Winder expressed concerns about the overgrowth of the easement. Discussion regarding who is responsible for maintaining this property. Dennis Lucero said tracts A and B are the only ones we have to maintain. T4 was recommended for tree trimming.

HOA BOARD MEMBERS:

Kathy Hall moved, seconded by Dennis Lucero, that the current board stay on for another year. Motion carried unanimously by homeowners.

Jason requested replacement of David Bailey as the Vice President. David is quite busy and it is difficult for him to attend to board business. Kathy Hall amended her motion and nominated Mike Archuleta for Vice President. Seconded by Cindy Winder. Motion carried unanimously.

HOA DOCUMENTS:

Discussion regarding the need to update our current HOA documents- they are now over 15 years old and the HOA laws have changed significantly. Jason has contacted attorneys in Denver and locally for the costs associated with the revisions- about \$1,800-2,000.

Linda Elmer requested Jason provide the homeowners with the summary of suggested changes to make our HOA in compliance with state laws. This will be e-mailed to the homeowners.

Ken Leis moved to bring the HOA documents up to Colorado standards. Seconded by Rae Benton. No vote was taken, as the homeowners would like to see the summary prior to a vote. Any changes to our HOA documents would have to be addressed in a separate meeting of the homeowners. This will be an ongoing process.

Jason Broidy moved to adjourn the meeting. Second by Linda Elmer. Motion carried unanimously.