

MINUTES  
2016 ANNUAL MEETING OF THE CHERRYHILL HOMEOWNERS'  
ASSOCIATION  
April 6, 2016  
2664 Dahlia Ct. GRAND JUNCTION, CO 81506

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Jason Broidy, HOA President, called the meeting to order at 6:20 p.m.

Board members present: Jason Broidy, President  
Mike Archuleta, Vice President  
Kathy Stern, Secretary

Board members absent: Mike Holt, Treasurer

**ATTENDANCE AND PROXY VOTES:**

Seventeen homeowners were present, per the sign in sheet. As 18 homeowners were required to conduct the business per the agenda, Patty Lapkin was contacted by phone. She assigned a verbal proxy to Anne Saunders- witnessed by those in attendance at the meeting. Thus the required 75% quorum was established for the purpose of ratifying new HOA documents.

Opening remarks by Jason Broidy, President

**OLD BUSINESS:**

**PREVIOUS MINUTES:**

2015 Homeowner minutes were presented and reviewed by the homeowners at the meeting. Motion to approve the minutes was made and seconded. Unanimous vote to approve the 2015 minutes as presented by the Secretary.

**FINANCIAL REPORT:**

In the absence of Treasurer, Mike Holt, the financial expense report was presented by Kathy Stern, Secretary. Each homeowner was provided the income and expense report. Total income from HOA dues- \$12,000. Total expenses for 2015- \$17,410.12. We had unusually high expenses due to 2 very significant irrigation breaks causing damage at 2 different residences, the repair expense of these was covered by the HOA, as they were caused by the subdivision irrigation pumps and pipes.

The balance in the HOA checking account as of the HOA meeting is approximately \$115.00 .

Discussion ensued regarding the \$1,030.16 fee for water. Dennis Lucero stated the water fee should be \$685. A copy of the irrigation water bill will be forwarded to Dennis, Dwain Watson and Greg Isaman.

*Special note: a copy of the irrigation bill was e-mailed to the above subsequent to the meeting.*

#### **CASH RESERVES:**

Discussion was held regarding extremely low cash reserve balance currently in the HOA checking account. Generally, the Board feels a \$5,000 balance is prudent to insure unforeseen HOA expenses can be covered, if needed.

#### **NEW BUSINESS:**

#### **IRRIGATION SYSTEM ISSUES:**

Jason provided detailed information about the substantial irrigation leak at the home of Dave and Deb Bailey. This was caused due to an improperly set pressure valve that caused pulses of water in excess of 100 PSI to burst the pipes at the Bailey's home. Discussion ensued about the need for replacement of one of the irrigation control panels. Jason Broidy has discussed this with Munro Pump, who unfortunately have not followed up with Jason on this issue. Funds for replacement of that panel are not available at this time, so we will need to "limp along" with the current system this year, per Jason.

#### **LANDSCAPING:**

General consensus among the homeowners that TLC Landscaping is doing a good job of maintenance of the common areas. Per our contract, the easement areas now will be mowed 4 times per year. Discussion regarding having TLC address the weeds before they are high enough to pull, with a pre-emergent. Jason believes a pre-emergent has been sprayed just this past week.

#### **HOA COVENANTS, BYLAWS, ARCHITECTURAL DESIGN AND POLICIES:**

Extensive discussion regarding the new HOA documents ensued. Concern was expressed regarding the Policy regarding changes to HOA documents. The HOA membership requested that the wording be changed regarding the policy that the HOA Board can change the documents "without a vote of the membership." This will be changed to "with a vote of the membership."

Concern was raised regarding the following: the wording in the Architectural Design document regarding Electric Vehicle Charging Systems. Dwain Watson is opposed to the wording that the Architectural Committee may require that a charging system be registered with the Association and that the Architectural Committee may impose aesthetic restrictions on the external placement of the charging station. Additionally, discussion ensued regarding the solar energy panels and the preference that the panels not be on a street-facing angle of the roof. It is felt by some homeowners that this would produce an undue hardship/expense to South-facing houses.

As the documents state that “every effort should be made by the homeowner” to avoid the panels facing the street side, a majority of those in attendance agreed that reasonable allowances will be made by both the homeowners and the Architectural Committee to allow solar collection and not disrupt the aesthetics of the neighborhood.

Greg Isaman suggested a committee be convened that would propose guidelines to the Architectural Committee regarding the alternative energy options. He agreed to be on the committee. No other homeowners volunteered.

A motion was made by Brett Winder, second by Ann Saunders to accept the HOA documents with the discussed changes. Motion carried unanimously.

#### 2016 HOA FEES:

Discussion regarding our current lack of reserves in the bank account. The Board proposes an increase of dues to \$600 per year, with a special 2016 assessment of \$250 per household in order to increase our reserves and meet our increasing yearly financial obligations. A motion was made by Brett Winder to accept the proposed HOA fee increase and special assessment. Second by Tim Stern. Motion was carried by majority with 15 homeowners in favor, 3 homeowners opposed.

#### HOA BOARD MEMBERS:

Motion was made by Brett Winder to retain the current HOA Board members. Second by Dwain Watson. Motion carried Unanimously.

Dwain Watson moved to adjourn the meeting. Motion was seconded Motion carried unanimously and the meeting was adjourned.