

MINUTES
2017 ANNUAL MEETING OF THE CHERRYHILL HOMEOWNERS'
ASSOCIATION
May 23, 2017
2669 Dahlia Ct. GRAND JUNCTION, CO 81506

Jason Broidy, HOA President, called the meeting to order

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

ATTENDANCE AND PROXY VOTES:

Twelve homeowners were present, per the sign in sheet. Four proxy votes were signed and received. A quorum is verified.

Opening remarks by Jason Broidy, President

OLD BUSINESS:

PREVIOUS MINUTES:

2016 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 2016 minutes as presented by the Secretary.

FINANCIAL REPORT:

The financial expense report was presented by Mike Holt, Treasurer. Each homeowner was provided the income and expense report. Total income from HOA dues- \$20,000. Total expenses for 2016- \$16,115.98. Expenses were typical for the HOA, excepting legal fees incurred for updating our HOA documents.

A motion was made and seconded to approve the financial report. Unanimously approved.

NEW BUSINESS:

IRRIGATION SYSTEM ISSUES:

Jason discussed that Munro Pump is no longer servicing subdivision pump systems. That portion of their business is being turned over to Grand Junction Pipe. Jason was provided a contact by Grand Junction Pipe at Champion Technology Services to assess our pump/pond/irrigation situation. The contact is a Professional Engineer. He has provided an extensive bid of approximately \$8,000 to address the situation. This may require a special fee assessment of the HOA members.

Darren Coltrinari's father is the general manager at Grand Junction Pipe and he will check with his dad regarding Champion Technology reputation/reliability.

Discussion ensued regarding having another engineer look at the proposal. Linda Elmer offered to have her husband, John, a Professional Engineer, look over the documents and the current system design.

A motion was made to accept the Champion Technology bid and make a decision about the direction we will take after the above information is received. **NOTE: The bid will be voted on by e-mail.**

Jason will check with Tony @ Champion to determine the timeline for programming the pumps and if the pond should be empty/full, etc.

Discussion regarding putting a camera in the current pump/pond area so the pond water level and pump settings could be monitored remotely so as to avoid potential problems. No action was taken on this issue.

Special note: A copy of the pump proposal and review by John Elmer were provided to the homeowners with the e-mail of these minutes.

BRICK WALL/GATE ACCESS TO NATIVE "A"

Jason discussed the need to construct a gate on the south end of the brick wall bordering the west side of the subdivision. Due to the construction of a residence on the south end of Cherry Hill, we no longer have access to get mowing equipment into the native. The landscaping company has been maintaining this with hand-held equipment, which is very costly. A gate would allow full-size mower access. Additionally, trees need to be trimmed and/or removed in order to construct the gate and allow mower access. Jason will pursue bids regarding the gate and tree maintenance/removal.

The city of Grand Junction will be contacted regarding the gate so as to comply with codes, permits, etc.

A motion was made and seconded to approve constructing the gate and trimming/removing the trees as needed, pending the above information from the city. Unanimously approved.

Special note: the above bids were provided to the home owners attached separately with these minutes.

Jason discussed that we need to pursue additional bids for the annual maintenance of our common landscape areas. He will pursue these bids.

HOA BOARD MEMBERS:

Discussion regarding the need for future HOA board members to replace the current board members to replace the existing board members. The current board members are willing to stay on for another year, but are desiring to be replaced next year.

A motion was made and seconded to continue the current HOA board for one more year. Unanimously approved.

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