

MINUTES
2018 ANNUAL MEETING OF THE CHERRYHILL HOMEOWNERS'
ASSOCIATION
May 01, 2018
2652 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:

Households in attendance: Archuleta, Bailey, Elmer, Leis, Lucero, Henwood, Stern, Broidy, Winder, Isaman, Saunders, Lapkin. Proxy: Finocchio, Otto, Scotting.

Opening remarks by Jason Broidy, President

OLD BUSINESS:

PREVIOUS MINUTES:

2017 Homeowner minutes were presented and reviewed by the homeowners at the meeting. Motion to approve the minutes was made and seconded. Greg Isaman stated he did not receive the attachments/bids referenced in the minutes. Jason will provide him with those attachments/bids. Unanimous vote to approve the 2017 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. Discussion regarding HOA dues having been \$500 in 2012 and are now \$600 per household. Last year was a difficult year financially for the HOA- expenses exceeded income by \$5000. Irrigation was the most costly, unexpected, expense for the HOA. A special assessment of \$300 per household was levied by the HOA board and is due by July 1st 2018.

Landscape maintenance is a significant expense for the HOA. The landscape maintenance contract will expire in fall, 2019. We will look at either adjusting the contract to reflect decreased mowing time of the native areas, or reevaluate the maintenance provider. Agreement among homeowners is 26 Road landscaping needs to be the focus.

Other expenses of the HOA, insurance, electricity, etc. have been increasing a bit as well.

NEW BUSINESS:

IRRIGATION SYSTEM ISSUES:

Jason provided an update regarding the irrigation. The pump is up and running, however the jockey pump is not working at full capacity. Replacement of this pump will be approximately \$700-800. Jason does not feel that this pump needs to be replaced right now, as it is putting out enough PSI currently. Overall, the new irrigation equipment is working well.

The silt pond was dredged this year. The main pond will be needing to be dredged in the next 1-2 years. This is a significant expense for the HOA.

The gate installed as access to the south side native area is working nicely. The maintenance of this area is much easier now that mowers can get into the area. For this reason, we will need to address the landscaping contract in 2019.

No other additional new business.

HOA BOARD MEMBERS:

Discussion regarding the need for future HOA board members to replace the current board members to replace the existing board members. President, Jason Broidy, Vice-President, Mike Archuleta and Treasurer, Mike Holt have all agreed to remain as board members for the next year.

Secretary, Kathy Stern, has given her resignation. No one present at the meeting was desiring to be Secretary of the HOA. Kathy will send out an email to all members regarding her replacement.

A motion was made and seconded to continue the current HOA board for one more year, with the exception of the Secretary position. Unanimously approved.

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