

2019 Cherryhill HOA Meeting  
May 1, 2019, 7 PM  
2652 Dahlia Ct.

Meeting Minutes

Homeowners Present: Greg Isaman, Kathy & Tim Stern, Ken Leis, Mike Holt, Mike Archuleta, Anne Tally & Jason Broidy, Brett & Cindy Winder, Mike Henwood, Gene Geritz, John, Finochio, Phyllis Otto, Patty Lapkin, Darren Coltrinari and Debra & David Bailey.

Proxy's Received: Ann Saunders, Ryan & Heidi Scotting, Dwain & Brenda Watson, Dennis & Deb Lucero and John & Linda Elmer.

- Quorum was established and Jason Broidy (President) called the meeting to order at 7 PM.

Jason asked that each of the neighbors present go around and introduce themselves and state where they lived and to introduce new neighbor, Gene Geritz.

Jason gave an update about the flooding of the native area that borders our community and Round Hill.

- Jason notified by a resident of Round Hill, that there was flooding going on and they showed Jason the location of the flooding.
- The source of the leak was coming from a broken irrigation pipe at 660 Cordial Ct.
- Jason shut down the main irrigation valve at 660 Cordial Ct., which stopped the flooding and notified the homeowner.

Old Business

Jason asked to approve the 2018 HOA Meeting Minutes

- Greg Isamen moved to approve the minutes
- Brett Winder seconded
- 2018 Minutes were approved

John Finochio requested that HOA documents be sent in PDF form.

Meeting moved on to discuss the Treasurer's Report for 2018 from Mike Holt.

- We currently have a balance of about \$10,000
- A more detailed report was emailed to all homeowners. If you did not receive it please let him know.

Greg Isaman asked about the HOA's reserve.

- Mike Holt explained at the time that we shouldn't need to up dues as long as HOA doesn't have any major expenses.
- Jason asked that we table the dues discussion until after he gave the Irrigation and Landscape Reports.

## New Business

### ***Irrigation System Update*** – Jason Broidy

- Sump pump, control board are running well
- Jockey pump isn't being used currently due to needing a repair
  - Thinks jockey pump can be repaired to save the cost of replacement
- New bobber has been installed and repositioned to shut system down if water level drops too low in pond
- Silt pond was vacuumed out for season and main pond will need to have silt removed after this season.
  - Last time main pond was pumped out was 2015 at a cost of \$2000.
  
- Hoses that carry water from sump pump to the pump house are showing signs of wear and cracking from weather exposure and need to be replaced eventually.
- Jason recommends that the HOA apply for a credit account with Monroe (built & installed original system) to save HOA money on parts and possible labor in future.
- Jason explained the daily routine & upkeep for the pond and irrigation system.
- Greg Isaman brought up that the algae/grass bloom that happened in pond last year will need to be monitored again this year.
  
- Several homeowners brought up the idea of hiring a management company to service and manage the pond. Others described their bad experiences with management companies and the expense involved in doing so plus the possibility that HOA dues could go up.
  
- Jason suggested that a reserve of \$20,000 - \$25,000 should be built up over a 3 -5 year period to deal with the pond and other HOA expenses.
  - Mike Holt explained it was possible to get HOA closer to that goal but an additional \$3300/year would need to be saved to achieve it.
  
- Darren Coltrinari asked who owns the fence around the pond and maintains it currently.
  - Jason explained it is owned and maintained by the HOA and we recently replaced the gates. The fence is currently in good shape.
- Ken Leis asked if we should go ahead and replace the hoses that are weathered now.
  - Jason says that Monroe can give us a quote and the next board will need to pursue that if the HOA decides to go ahead and replace them proactively.
- Darren Coltrinari offers to help with pond and asks for a Pond Committee to be established to continue HOA management of our pond.
  - Pond Committee Volunteers: Greg Isaman, Darren Coltrinari, Mike Henwood, Gene Geritz, John Finochio and Jason Broidy will cross train everyone.
    - Jason is not seeking re-election as HOA Board President

### ***Landscaping Report – Jason Broidy***

Jason recommends that the next board seek bids for a new landscaping company due to our current contractor, The Landscape Company (TLC), is subcontracting our weed control out to Trugreen because of labor issues.

- Current contract with TLC runs out in October 2019.
- Jason recommends letting the contract run the rest of its course because breaking the contract could result in legal issues.
- Jason has a few contacts for other Landscaping contractors that he can recommend to the next board.

Discussion moved back to HOA dues going forward to meet the reserve savings goal of \$20,000-\$25,000 over the next 3-5 years.

- Current dues are \$600/year for each homeowner
- Brett Winder moved that dues be raised to \$700/year starting in 2020 to get the HOA closer to the reserve goal and special assessments would stay as emergency only. If, we reached the reserve goal then dues could be lowered to maintain the reserve at a \$25,000 cap.
  - David Bailey seconded
  - Vote was taken and the measure passed.
- Darren Coltrinari moved that dues be raised to \$800/year starting in 2020 to put the reserve even closer to the stated goals a bit faster.
  - Ken Leis seconded
  - Vote was taken and the measure failed.
- Dues will be \$700/year beginning in 2020.

### ***Homeowner Comments/Questions***

- Who repairs heaving sidewalks?
  - Homeowners will need to call the City of Grand Junction.
- Jason was thanked for his 5 years of service to the HOA and the board.
- Mike Archuleta will also be stepping down as Vice President and he was thanked for his service.
- Kathy Stern also stepped down as Secretary and was also thanked for her service.

### **Election of New Officers**

- Volunteers were asked to step up to take the empty HOA board positions.
  - ❖ Greg Isaman volunteered to serve as President for 1 year.
  - ❖ Mike Henwood volunteered to serve as Vice President.
  - ❖ Anne Tally volunteered to serve as Secretary.
  - ❖ Mike Holt volunteered to stay on as Treasurer.
- Kathy Stern moved to accept the volunteers as the new Cherryhill HOA Board
  - David Bailey seconded
  - All still presented voted to approve and the motion to accept the new 2019 Board members carried

Meeting was adjourned.

## BUDGET STATUS

Thank you for submitting your 2020 HOA dues. All homeowners have submitted dues of \$700 for a total of \$16,800. As you are aware, HOA dues are used for community irrigation water, pond, pond cleaning, pump, utilities, pump system repair, common area landscape maintenance, insurance, and miscellaneous expenses. Last year compared with this year to date:

### **2019 -**

Income - \$14,400

Expenses - \$16,800

With a number of unexpected expenses, expenditures exceeded income, we dipped into reserves and increased dues from \$600 to \$700 in 2020.

### **2020 - (current bank balance - \$19,826 after all dues collected)**

Income - \$16,800

YTD Expenses - \$5,914

We have a few more months of utilities, Landscape maintenance, and yearly irrigation water fee and yearly insurance to pay. We also have an obligation to replace part of a fence at the irrigation pond site and depending on reserves additional infrastructure replacement/repairs. If we avoid a large repair before the irrigation season end, we hope to add a small amount to our reserve and plan the future..

## PAST YEAR'S HIGHLIGHTS

- The Board President contracted with a new landscape company: Lush Green Landscapes. Since the inception of the contract they have usually lived up to the terms of their contract. However, the President has had to call and remind them of their mowing schedule. Once notified they have responded in a timely manner. The Board President will be talking to them about a contract renewal after the irrigation season is over. A new contract will depend on not having to remind them to fulfill the terms of their contract
- A group of homeowners met in the Fall and cut down the scruffy trees that were growing into the pump house. The cutting were stored on-site and, if funding is available, will be removed in the Fall.
- The Board President cut up several elm tree limbs that had fallen upon some homeowners' fence last Fall and had them carted off to the Mesa County

compost facility. The Board President anticipates taking a survey of “danger” trees (elm trees) in the common area that may be in imminent danger of falling on a homeowner’s fence. These trees will be targeted for removal in the coming years depending upon available funds.

- The large elm tree at the south end of the masonry wall was removed at the homeowner’s expense.
- A new suction hose was purchased that transfers water from the pond to the main distribution pump.
- A large irrigation leak last Fall required several days to correct which caused the irrigation water to be turned off until the repair was completed. The repair was quite extensive and costly as well as creating a mess in the homeowner’s back yard.

## ANTICIPATED ISSUES/FUTURE PROBLEMS

- Landscaping: See above.
- Irrigation: This is where the most problems and expense originate and will continue to do so. From what I can determine this system is at, or closely approaching, its service life and I believe we will start to see some costly repairs/solutions taking place. These are:
  - Pump house: We have been running on the main pump for years with the secondary (jockey) pump off line for several years as well. This setup has worked fairly well over the past couple of years but with this pump running 24/7 it will just be a matter of time before it will have to be replaced. Cost for this pump replacement has not yet been determined. THIS IS ONLY PROVIDED TO MAKE HOMEOWNERS AWARE OF WHAT’S COMING
  - Sump pump: This is the in-pond suction pump that pulls water from the irrigation pond and sends it to the main pump. It to has been running 24/7 for several years and may have to be replaced at a future date. Cost to replace this pump has not yet been determined. THIS IS ONLY PROVIDED TO MAKE HOMEOWNERS AWARE OF WHAT’S COMING
  - Pump house piping: An inspection of the metal piping last fall showed that the interior was badly rusted and corroded. This is the piping that receives water from the sump pump hose and delivers it to the main pump. It

is undetermined at this time when, or what costs, will be incurred if this piping has to be replaced. THIS IS ONLY PROVIDED TO MAKE HOMEOWNERS AWARE OF WHAT'S COMING

- Pond liner: I assume the pond liner is of the same general age as the pump house and will have to be replaced (if using the current set up) at some future date. This will require the pond to be drained and the old liner removed and a new one installed. The time frame for this and associated costs have not been determined. THIS IS ONLY PROVIDED TO MAKE HOMEOWNERS AWARE OF WHAT'S COMING.
- Subsurface infrastructure: Given the age of the underground pipes I can only expect that there will be more significant breaks in the system. The water that we pump through the system is abrasive and wears on the pipes and joints over time. That, plus all of the tree roots that are pressing on the joints will probably, in time, cause a failure. Unfortunately I don't see any proactive ways to prevent this problem and will continue to fix the breaks and leaks wherever they occur.

#### HOA BOARD MEMBERS

The current HOA Board is made up of the following homeowners;

President: Greg Isaman  
Vice President: Mike Henwood  
Treasurer: Mike Holt  
Secretary: Anne Talley

The current Board members have agreed to stay on for yet another year to ensure continuity. IF, HOWEVER, ANY HOMEOWNER DESIRES TO TAKE OVER ONE OF THESE POSITIONS THEN PLEASE SUBMIT THAT PERSON'S NAME TO THE HOA SECRETARY. A notice will then be sent to all homeowners with a request to have all responses to approve or disapprove the nomination sent to the HOA Secretary for compilation. We would need a minimum of 13 homeowners' response to validate the selection.

Depending on the level of the pandemic the Board will try to schedule an in-person HOA meeting in the spring of 2021. At that time there will be a discussion of Board member replacement as the Treasurer has served for many years and would probably like a break. Likewise, the President only agreed to

take the position for one year but has agreed to stay on until a replacement is nominated in 2021. Other Board members may also want someone else to take their position. In any case this will be up for discussion in 2021.

Lastly, if the development of Cherry Hill cannot field four people willing to assume the positions above then to maintain the common areas and irrigation system it will have to be handled over to a property maintenance business. Needless to say the level of commitment, and response to problems, will be lower and the cost of such service could exceed the current yearly HOA assessment.

## HOA ASSESSMENT FOR 2021

The Board has agreed to keep the 2021 HOA assessment at \$700.00 which will be due on or before May 1, 2021. If you cannot pay your assessment by that date then please contact Mike Holt to make the necessary alternative arrangements.

## SPECIAL ASSESSMENTS

The Board is hopeful that we won't have to incur any more large expenses between now and next May. HOWEVER, homeowners should keep in mind that if we cannot build up our reserve to meet some of the future expenses outlined above then a special assessment(s) may be required at some future date.

## SUMMARY

This year has been turned upside down due to the pandemic associated with the SARS-CoV-2 virus causing the COVID-19 illness. As such the President believes it would be irresponsible to hold an in-person HOA meeting in 2020. There are several older homeowners and those with health issues here that make them part of the vulnerable population where infection with the coronavirus could be fatal.

It is the Board's sincere hope that 2021 will be a better year and that we can return to a more "normal" operation. As always the Board will keep you apprised of issues that will effect the Cherry Hill development.