

2021 CherryHill HOA Meeting

May 29, 2021, 6PM

2668 Dahlia Ct.

Meeting Minutes

Homeowners Present: Greg Isaman, Anne Tally & Jason Broidy, Mike & Karen Holt, John & Linda Elmer, David Bailey, Karl Knoblock, Mike & Janet Henwood, Lincoln & Michelle Hall, John Finnochio, Phyllis Otto, Cindy Winder, Ron Normann & Karin Utterback-Normann, Mary & Jim Perkins, Mike Archuleta, Ann Saunders and Dennis Lucero.

Proxies Received: Dwain Watson, Gene Geritz, Kelly King, Ryan & Heidi Scotting, Len & Patty Lapkin

- Quorum was established and HOA President, Greg Isaman called the meeting to order at 6:05 pm. Greg asked neighbors to go around and introduce themselves.
- Welcome to new neighbors Jim & Mary Perkins, Michelle & Lincoln Hall, Karin Utterback-Normann & Ron Normann and Karl Knoblock.
- Mike Holt made an announcement about the “Little Library” installation in front of his home.
- Opening Remarks were given by Greg about what a tough year 2020 had been for all of us because of the COVID-19 pandemic which prevented the neighborhood from having an in-person meeting during 2020 due to lockdowns.

Old Business

- Jason Broidy moved that the 2019 Meeting minutes be approved as submitted
- Michelle Hall seconded
- 2019 Meeting minutes were voted as accepted and approved

Treasurer’s Report - Mike Holt, Treasurer

- All dues collected except one home as of meeting date
- Special Assessment
- Lost money last two years due to irrigation issues
- Mike would like to drop back dues to \$700/yr for 2022
- Spend less on landscaping
- He is interested to see if new pump will save money on electrical
 - Greg is pursuing a rebate from Xcel Energy
 - Xcel needs more info to give rebate

- Karen Holt moved to accept the Financial Report
- Jason Broidy seconded
- Financial Report was accepted and approved

Landscaping Report - Greg Isaman, President

- Lush Green Landscaping is our current contractor
 - Call this week to mow around the pond and common area
 - Anne Tally brought up sprinkler problems in the islands because the trees look stressed
- Trees that came down in October freeze were removed at no expense to HOA
- Greg moved that the Landscaping report be accepted
- David Bailey seconded
- Landscaping Report was accepted and approved

Irrigation Report - Greg Isaman, President

- Irrigation system is 20-22 yrs old
 - Underground infrastructure is aging
 - Fence installer augered through pipe at Karl Knoblock's residence
 - Fencing contractor to pay for repair work
 - Second Leak at the Bailey's was a slip joint failure
 - Lush Green Landscapes repaired the leak and put in couplers
- HOA was being nickel and dimed for repair work
- HOA couldn't get parts and the jockey pump wouldn't work
- Greg sent out four RFP's for bid for installation of a new pump
 - Proposals came back with a range of \$10,000-\$35,000
 - Bid was awarded to Scott Winthrow
 - Scott was trying to sell some parts- no buyers yet
- Greg recognized Lincoln Hall and Jason Broidy for their help in maintaining and monitoring the irrigation system and pond.
- Greg emphasized that future breaks or leaks are bound to happen due to the age of the system.
- Greg reported that the fence between the Coltrini's and the irrigation pond had blown down and that the HOA split the cost of the repair with the Coltrini's for the section that was shared with the HOA pond.
- Ann Saunders thanked the HOA Board for getting the issues repaired
- Greg said that the debris from the pump house area will be removed
 - Thanked Mike Henwood for his help
- Greg mentioned that the sumac that had been cut down around the pond was starting to grow back
 - Greg and Lincoln Hall will cut down the sumac seedlings and remove the debris
 - Jason Broidy suggests Partners to help with debris removal from the pond area
 - Greg also said that Aerial Clinical Services could also remove the debris from the pond area
- Motion to remove the debris around the pond area was made by Mike Holt

- Ann Saunders seconded
- Motion was accepted and approved
- Greg recognized Darrin, Mike, and Jason for their help in cleaning/monitoring the intake valve and screen for debris that comes down the canal.
- Greg asked for volunteers to help with pond
 - June-Lincoln
 - July-Greg
 - August-Karl
 - September-Jim
 - October- Jason & Anne

New Business

- Dues
 - 2021 Current dues \$700
 - 2021 Special Assessment \$300
 - Mike Holt & Greg Isaman would like to keep dues at \$700/yr
 - Greg moved that dues remain the same at \$700/yr
 - Jim Perkins seconded
 - Vote sidelined
 - John Finnochio raised question about the need to replace the pond liner
 - Dennis Lucero estimates that replacing pond liner will cost between \$15,000-\$20,000
 - Will require an excavator
 - Shock crete isn't an option that will work instead of plastic pond liner
 - Discussion shifts to trees behind Kelly King's residence needing to be removed
 - Greg walked the entire fence area in the common area bordering Round Hill
 - He saw many trees that will need to be removed
 - Suggests removing a couple of trees a year especially Elm trees
 - Round Hill will removed Elm trees along their boundary
 - Trees leaning over fences will be assessed
 - Dennis Lucero suggested making a Budget line item for tree removal
 - He also notes that the trees behind Lapkin's residence will need to be assessed as well.
 - Greg removed a tree at the end of the masonry wall along 26 ½ Rd.
 - Anne T. suggests using a tree service that is insured and bonded for removing trees that are near power lines and leaning over homeowner fences.
 - Ann S. moves to assess and remove trees as needed
 - Jason B. seconded
 - Motion carried
 - Motion to keep dues at \$700/yr is brought up again by Greg

- Mike Henwood seconded
- Motion carried

- HOA Board Officers
 - President- Greg Isaman offers to serve another year
 - John Finnochio moves to nominate Greg for another term
 - Jason Broidy seconded
 - Motion carried
 - Vice President-Mike Henwood asks to step off of Board and nominates Lincoln Hall for VP
 - Greg Isaman seconded
 - Motion carried to accept Lincoln Hall as the new Vice President
 - Congratulations Lincoln!
 - Treasurer-Lincoln Hall nominates Mike Holt for another term
 - Greg Isaman nominates Joyce Isaman but is concerned about a conflict of interest
 - Mike Holt is still willing to serve another term
 - Mike suggests that Joyce be a treasurer in training
 - Michelle Holt nominates Mike Holt to serve another term
 - Ann S. seconds for Mike to serve another term with Joyce Isaman as Treasurer in Training if she agrees.
 - Motion carries for Mike Holt to serve another term as Treasurer
 - Secretary-Anne T. offers to serve another term
 - Dennis Lucero nominates Anne T. to serve another term
 - Cindy Winder seconds
 - Motion carries for Anne Tally to serve another term as HOA Secretary

- Rental Property at 2658 Dahlia Ct.
 - Issues with current tenants having noisy vehicles, parking blocking the sidewalk, number of cars/people at the home
 - Dennis Lucero suggests that Greg reach out to the property management company to address some of the issues with the renters
- The subject of rental properties, Air B&B's and VRBO's is suggested that we get advice from our HOA attorney about updating CC& R's to address future issues.
- David Bailey points out that there has been more suspicious activity in the neighborhood with the arrest of a burglar in front of Dennis Lucero's.
 - Encourages the neighbors to be diligent about closing their garages, locking your vehicles if parked outside and just paying attention to their surroundings.
- Contact list was passed around for updates.
- The subject of Jerry's boats, RV and other items around his property was brought up.
 - Greg will speak with Jerry and address the concerns
 - It is suggested that a certified letter be sent to Jerry

- Anne T. spoke with the mailman about painting and scraping the base of the mailboxes.
 - He said that the HOA could do that as long as we match the color.
 - Anne asked for volunteers
 - Michelle Hall volunteered
 - The project will be tackled later towards fall when it is cooler.

John Finnochio moves that the meeting be adjourned if there is no new business.

- Greg Isaman seconds
- Motion passes and meeting adjourned