

# 2023 Cherry Hill HOA Meeting Minutes

## 3pm, May 6, 2023

### 2668 Dahlia Ct.

**Homeowners Present:** Karl Knoblock, Mike & Janet Henwood, Karin Utterback-Normann and Ron Normann, Lincoln Hall, Greg Isaman, Mary and Jim Perkins, Jason Broidy and Anne Tally, Harold and Jeannie Baer, Mike and Karen Holt, Jolene Archuletta, Pyllis Otto and Anne Saunders.

**Proxies:** Ryan & Heidi Scotting

- President, Lincoln Hall calls the meeting to order at 3:08 pm
- VP, Greg Isaman says that a quorum has been established

#### **Old Business:**

##### **President's Report, Lincoln Hall**

- Pump update
- Pond Liner- need to think about replacement
  - Minor patches have been done recently
  - Will be an expensive replacement
- Baer's request to see the pond area
- New Mailbox installed at neighborhood mailboxes.
  - Old P.O. Box had a 35% increase in price
  - Address for new mailbox is of the Irrigation Pumphouse
    - 667 Jubilee Ct., Grand Junction, CO 81506
    - Neighbors can drop checks or notes to the HOA board into the box. Only HOA board members can open it.
- CCIOA Committee thanked for serving and considering 6 topics
  - HOA Board is working with new attorney to update and address the items brought up by the committee.
- Architectural Review Committee should have 2 at-large members from neighborhood for better homeowner representation.
- Anne Saunders moves to accept the President's report
  - Mike Henwood 2nds
  - Vote carries to accept

##### **Treasurer's Report, Jim Perkins**

- HOA Budget will be emailed from Jim to everyone.
- Largest expense currently is Attorney's fees regarding updating Covenants
- Karl Knoblock asks why irrigation fees have doubled in Budget report
  - Irrigation repairs budget has increased to plan for aging infrastructure
  - Maintenance of common spaces and buffer area has gone up with WD Yards being brought on as new landscaping company
    - Prior boards have had issues with WD in the past
    - No landscaping contract for 2023 with WD Yards, they are on an on-call basis.
      - WD not maintaining the islands even though they asked to maintain them.

- Bushes on island at east end of neighborhood are dying
        - Will be addressed in the future
    - Expense increase for Pond cleaning of silt basin by Hydro Vac
  - 2023 Budget is a guess
  - Jason brings up cherry trees at front entrance need to be trimmed and maintained
    - Branches are blocking the street/stop sign and crowding a blue spruce on the Broidy/Tally property.
    - They are not being treated for pests
      - Jason recommends T4 Tree Service
  - Reservations about 2023 budget from Greg Isaman & Karl Knoblock noted.
  - Anne T. moves to accept Treasurer's report
  - Greg Isaman 2nds the motion
  - Vote taken, motion carries
- Additional report from Jim Perkins re: CCIOA Reserve study
  - Need to set aside money for maintenance of common areas and pond
    - Florida Condo collapse used as an example
    - Pond liner was \$38,000, 15 yrs ago
      - Current value of what it costs to replace the pond liner needs to be considered and budgeted for.
      - Will need to be paid for by a special assessment or raising of HOA yearly dues to plan for budgetary expenses

#### **2022 Secretary's minutes**

- Minutes presented by Anne Tally
  - Greg Isaman moves to approve 2022 minutes
    - Jason Broidy 2<sup>nd</sup>
    - Motion carries by voice vote

#### **New/Old Business**

##### **Officers/Board/Committees**

- HOA bylaws only call for a 3-member board of President, Treasurer and Secretary
  - Greg Isaman does not wish to be re-elected
- HOA President wants to add 2 at-large members/volunteers to the Architectural Committee.
  - Anne Saunders & Karl Knoblock both volunteer
    - Most decisions can be handled via email
- HOA president wants to create an Irrigation Team.
  - Greg Isaman wants to lead this team due to the time he has invested in the irrigation system.
    - Lincoln volunteers to serve
      - 2 more volunteers are needed to serve on the team.

#### **New Business:**

- CCIOA helps to facilitate communication between the board and homeowners and puts some limits on HOAs
  - It requires 9 different (good governance) policies

- Archiving of records, fines, policies, education of homeowners with assistance from board are some of the required policies.
    - Jim Perkins has done a great job of digitizing and archiving past HOA records.
      - He will put them all together and create a website that is accessible to all homeowners
        - This will be announced via email once it is ready to go live.
  - Standardization of HOA and Board protects homeowners within the law and is fairer to homeowners.
  - CCIOA does not allow HOA to assess fines or put liens on your home without adoption of good governance policies.
  - Goal to keep things neighborly
  - Voluntary compliance to policies is more effective.
- All governing HOA documents being updated to present to Cherryhill Homeowners
  - 66% of Cherryhill homeowners will have to approve changes
  - Notices & General Meeting will be addressed in future emails
  - HOA need a committee or board to develop policy/procedures
  - Voluntary compliance is preferred
- New Officers
  - Anne Tally is stepping away and does not want to run for Secretary
  - Greg Isaman does not want to run for VP and that position is being eliminated.
    - Greg has volunteered to lead the Irrigation Team
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- President
  - Lincoln Hall offers to serve again
  - Anne Saunders moves to nominate Lincoln Hall to serve another term as President for 2023
    - Mike Holt 2<sup>nd</sup>
    - Voice vote, motion carries
- Treasurer
  - Jim Perkins is willing to serve again as Treasurer
    - Greg Isaman nominates Jim for Treasurer
    - Jason Broidy 2<sup>nd</sup>
    - Voice vote, Motion carries
- Secretary
  - Greg Isaman nominates Karen Holt for Secretary
    - Lincoln Hall 2<sup>nd</sup>
    - Voice vote, motion carries
    - Karen Holt is 2023 Secretary

**Comments/Questions from Homeowners:**

- Hal Baer revisits the Pond Liner issues
  - Feels that Annual Dues should increase over 5 years to cover expenses
  - Jason B. notes that Special assessments are touchy subjects
  - Hal mentions how low Cherryhill HOA fees are compared to CA
  - Karl would like to see a line item to justify raising HOA dues
  - Mike Holt says that HOA has hit bottom of the barrel in the past

- Jason also brings up that large expenses eat up reserve cash flow quickly
  - Jim will do a study to come up with a plan by end of 2023
    - Anne T. suggests either quarterly or monthly dues so that homeowners can budget for cost increase if approved.
    - Lincoln points out that dues will stay at \$700/year for 2023
      - He has felt the resistance to dues increases in the past
- Anne Saunders moves to adjourn meeting
  - Jason Broidy 2nd
- Vote taken, motion carries
- 2023 Cherryhill HOA meeting adjourned