

**Cherryhill HOA Board Meeting**  
**June 1, 2024**  
**3:00 PM**  
**2668 Dahlia Court**

**Members present:** Lincoln Hall, Ryan and Heidi Scotting, Harold Baer, Jim and Mary Perkins, Mike and Jolene Archuleta, Karl Knoblock, Greg and Joyce Isaman, Theresa Anderson and Andrew Smith, Jason Broidy and Anne Tally, John and Linda Elmer, Jeff Melchior, Phyllis Otto, Karin and Ron Utterbach-Normann, Cindy Winder, Mike Henwood, Mike and Karen Holt

**Proxies in place for:** Anne Saunders, John and Elizabeth Finocchio, Dennis and Deb Lucero, Gene and Susan Geritz

Lincoln Hall opened the meeting and introduced the current HOA Board, including himself as president, Jim Perkins as treasurer and Karen Holt as secretary.

He acknowledged and introduced past board members.

New members to the HOA, Theresa Anderson & Andrew Smith and Jeff and Lisa Melchior were introduced.

**Old Business:**

- **Reviewed and approved the minutes** from last year's meeting. A motion was made by Anne Tally to approve the minutes from last year's HOA meeting, seconded by Mike Holt, vote carried to accept.
  
- **Reviewed and approved the budget for this year.**

Discussion:

1. Jason Broidy asked if there is a contract with WD Yards for the landscape maintenance. Lincoln explained that, in order to save money, they are on a call-out basis. They have been requested to mow the native area behind Greg's house and to get rid of the vegetation in the pond area. In addition, the board will be addressing the dead tree and

bush in the East island. The water is working in both islands and along 26 1/2 Road.

A suggestion was also made to have WD Yards come back after they spray to remove the dead weeds. Lincoln will discuss this with them.

2. Karl Knoblock suggested possibly reducing the cost of fencing by getting adjoining neighbors to split the cost or having HOA members repair it. Jim explained that there is a liability issue if we do it ourselves. The HOA is responsible for the fence. As another way of saving costs Linda Elmer suggested replacing rotting posts with metal posts and keeping as much fence as possible. Jason B. recommended reexamining the pickets to see what can be saved and putting a protective coating of paint on the inside so the fence will last longer.

The \$5000 estimate is just to replace Jerry's side that is falling down and that is a priority for this year due to liability concerns.

3. The good news is that the pond liner repair and replacement costs are less than previously thought. The liner has been repaired and doesn't need to be replaced at this point. It could potentially last ten more years.

When the liner is replaced, we'll look into smoothing out underneath to prevent more holes.

A motion to approve the budget was made by Linda Elmer and seconded by Theresa Anderson, vote carried to accept.

#### **- Discussed By-law vote results**

It was questioned why we didn't meet and discuss the by-laws and covenants before voting. Lincoln explained the process of how the new by-laws and covenants were come by.

There were 18 votes yes to accept by-laws, which is enough to pass by 75%.

Some questions that Lincoln will ask the attorney include:

Clarification on the 75% vote to pass?

Does it require a re-vote by the whole HOA to clean up some of the language in the by-laws?

#### **- Discussed Covenants vote results**

There were 17 yes votes to accept covenants which meets the 2/3 pass requirement.

Discussion:

1. Greg Isaman brought up the subject of “no rentals”. Lincoln explained that variances can be granted by the HOA, under Article IX B, on any of the restrictions. Greg would like to help Jim with the policy regarding the process for applying for a variance.
2. Linda Elmer moved and Jason 2nd to remove dog weight limit, votes carried to pass.
3. Harold Baer made a motion to change all the language in regards to passing by-laws, covenants etc. to "at least 2/3 of the HOA members" the motion was seconded by Linda Elmer and votes carried to pass.

Items #2 and #3 will need to be discussed with the attorney to see if they will be amendments, or how that will be handled.

**- Discussed capital improvement fund versus special assessment**

Jim passed out and explained documents pertaining to a reserve fund and assessments.

Discussion:

1. Only have a \$5000 reserve at this point. May need a special assessment this year.
2. Much discussion was had about possibly raising the assessment fee, paying bi-annually, and/or keeping with special assessments as needed as the history of the HOA has been.

John Elmer made a motion to raise dues to \$800 per year starting next year, Mary Perkins seconded the motion and the motion was passed by the members in a 14 to 4 vote, including proxies.

Jim mentioned that policies will be out before any fines and penalties.

**New Business**

- Karl asked when the postal box pedestals will be painted. The HOA owns them and can paint them anytime. Cindy Winder volunteered to paint them, Andrew Smith volunteered to help and Lincoln volunteered to buy the paint.
- Linda Elmer wanted to remind everyone that trash cans must be stored behind the fence.

- Jim Perkins passed out a document about the upcoming website for the HOA which will include easy access to governing documents, the irrigation plan, HOA minutes etc., Email addresses for communication will not be included as this is a public website. Email notifications will still be sent out to HOA members as necessary.
- The American Lutheran Church across 26 1/2 Road is requesting to re-zone some of their property to commercial. There are upcoming meetings regarding this if anyone is interested in attending. The notice will be scanned and emailed to the homeowners.
- HOA Board for the upcoming year will stay the same: Lincoln Hall, Jim Perkins, and Karen Holt. Lincoln also invited Karl Knoblock and Linda Elmer to come sit in on board meetings for potentially taking on a position in the future. As well, any other HOA members are invited to attend. Karl and Linda both agreed.

Greg Isaman made a motion to accept the current board members, Anne Tally seconded the motion and votes carried to pass.

Anne Tally made a motion to adjourn the meeting, Mike Holt seconded the motion and all agreed. The meeting was adjourned at 4:55 PM.

Minutes submitted by Karen L. Holt