

Cherryhill Board Meeting
March 4, 2024
2:00 PM

Present: Lincoln Hall, Jim Perkins and Karen Holt

1. The Declarations of Protective Covenants were reviewed. It was decided to:
 1. Change from two cars allowed on the properties to three.
 2. Keep the RV parking limit to 72 hours.
 3. Keep animals limited to dogs and cats.
 4. Ask Scott Goeble to clarify that irrigation water only includes “ditch” water and not Ute water.
 5. Ask Scott about the fence designs being included in the covenants.
 6. Also clarify with Scott the question of the covenants expiring. Are we amending them or recreating them? All agreed that it’s preferable to let the old ones expire and to recreate these new covenants.
2. Finalize architectural control amendments
 1. It was moved and approved to accept these as written, except for one paragraph that was eliminated.
3. Approve Policies and Procedure Documents
 1. Conflict of Interest Policy - It was moved and approved to accept as written.
 2. Conduct of Meetings Policy - It was moved and approved to accept as written.
 3. Policy regarding Adoption and Amendment of Bylaws, Rules, Regulations and Policies - It was moved and approved to accept as written.
4. Discussion of 2024 Membership Dues
 1. It was moved and accepted to go forward with a \$1000 assessment for each property going forward, with the hope that a reserve fund will build up and special, unexpected assessments will not be needed.
 2. Lincoln is going to check with Phyllis to see if this will be a hardship for her, before deciding if the dues is kept as a one time, once a year payment, or split into two payments.
5. 2024 Budget
 1. The new budget will be sent to members after the question of once a year or split dues is decided.
6. Set annual membership meeting date
 1. Looking at June 1st for the annual meeting and perhaps doing a potluck to encourage neighborhood cohesiveness.
7. Discuss capital improvement projects

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1. Fence around the pond - needs repaired this year
2. Pond liner - will need to be replaced in the future, but not immediate
3. Reduce silt accumulation in pond with bypass valve - Lincoln is investigating this
4. Finish insulating pump house and adding cooling AC - this year
5. Paint pump house, remove or replace roof vent - Lincoln will check into getting this done
6. Remove pile of branches - Lincoln will organize getting these out to the curb for Spring Clean-up

8. New business

1. Jim has worked on a website for the HOA, for easy access to the covenants, membership, and meeting dates etc. He will send the web address to Lincoln and Karen. After we've had a chance to review the site, the web address will be sent to the membership via email.
2. Lincoln and Jim will switch positions for the upcoming year. Lincoln will be treasurer and Jim will be president.
3. WD will continue with the landscaping service. Lincoln is going to ask them about spraying for morning glories.

The meeting was adjourned at 3:50 PM

Minutes submitted by Karen Holt

Action Items:

Lincoln:

1. Meet (with Karen) with Scott Goeble to finalize the covenants, with suggested changes.
2. Talk to Phyllis about the HOA dues raising to \$1000 and see how that will affect her.
3. Investigate the possibility of a bypass valve
4. Check into getting the pump house painted and the roof vent repaired or replaced.
5. Organize getting the branches out to the curb for Spring clean-up.
6. Talk to WD about spraying for Morning Glories.

Jim:

1. Send budget and dues notice to members after he hears back from Lincoln about Phyllis.
2. Send web address to Lincoln and Karen for review.

Karen:

1. Meet (with Lincoln) with Scott Goeble to finalize covenants.
2. Send web address to members, after review.
3. Send notification of annual meeting? When?

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