

2017 Cherry Hills HOA Annual Meeting

November 21, 2017

6:00 Pm

Laramie County Fire District 2

5800 N College Drive

Opened by Kenny Longfritz

Treasurers Report(Anita Benton)

Beginning of year 2017, Checking account had a balance of 1578.26

There were four deposits: January 10 for \$100.00, February 13 for \$25.00, April 12 transfer from Money Market account for \$5,000.00, and lastly October 13 for \$91,542.92 from the settlement of 10792 Choke Cherry. This leaves a balance of \$96,667.92. The \$91,542.92 from the settlement will be transferred back in to the Money Market account.

The expenses for the year were: December 2017 attorney's fees for \$150.56, January 2017 attorney's fees for \$506.76, February and March 2017 attorney's fees for \$887.60, April 2017 attorney's fees for \$948.46, May 2017 attorney's fees \$150, June 2017 attorney's fees for \$387.58, July 2017 attorney's fees for \$431.15, August 2017 attorney's fees for \$746.20, September 2017 attorney's fees for \$120, and October attorney's fees for \$2.92. Other expenses included a New Check Book Cover (\$25.00), Stamps (3/18/17, 7/19/17 at \$49.00 ea) \$98.00, Annual Report \$25.00, and Home Appraisal for 10792 Choke Cherry \$475. Balance as of November 20, 2017 is \$92,992.22.

In regards to 10792 Choke Cherry, total awarded by the court to the HOA for back fees, fines, interest, attorney fees, and miscellaneous costs is \$103,551.78. Total Attorney Fees Paid from HOA Checkbook (100% reimbursed in awarded amount) \$12819.86. First deposit on 10/13/17 91,542.02. Balance remaining due to HOA \$12008.86

Bank of the west Checking account started with a balance of \$1578.26 on 1/1/2017.

Total of 4 deposits to cover legal fees

Received on October 13, 2017 a payment from settlement of 10792 Choke Cherry for a total of \$91542.92.

The bulk of this deposit will be transferred to our money market account.

For Expenses we had Attorney fees for the dispute with 10792 Choke Cherry property owner.

Due to a Change of bank names, the Check numbers were invalid, and we needed to get new checks.

We also had mailing costs

It was brought up that we should consider the communication means to an electronic format to save on mailing costs. The methods discussed were email and the Facebook page maintained by James.

On April 19th, the HOA paid for an appraisal for the 10792 Choke Cherry property as part of the dispute.

On July 19, the HOA paid \$300 to High West Energy. This is for the two lights, one located on Pershing and Choke Cherry road, and one located on Highway 30 and Cherry Blossom. The way this works is we put in a lump amount into an account. High West Energy draws down from this account monthly, and when the balance drops below a certain point, High West Energy sends a reminder for additional funds. Current balance on the account at High West is 182.55

Settlement of 10792 Choke Cherry Road

Resolved in October 2017. The court judgement was to the HOA for the amount of \$103,551.78. This amount includes fines, interest, attorney's fees, and miscellaneous costs. The HOA paid \$12,819.86 in attorney's fees. This amount is being reimbursed as part of the settlement. The HOA received a payment of \$91,542.92 on October 13, 2017. We are still owed \$12,008.86.

Money Market account

Two deposits, either bank or misplaced deposits.

Total \$136582.96

Jason Caughey Fire District #2.

We asked Jason come to discuss water cisterns because he has assisted other divisions apply for grants to help purchase and the install cisterns throughout the city of Cheyenne. With the current balance of our bank account, we thought this would be a worthwhile use of our funds that would benefit everyone within the subdivision. It is only an option, and would require a vote from the homeowners within the subdivision to approve the option

According to Jason, getting water in rural areas is tough. A fire within an 8500 square foot house requires 60000 gallons of water to extinguish. Initially trucks arrive at fire with 8000-10000 gallons of water on hand. Once that is exhausted, trucks go to Saddle Ridge subdivision, Pershing, or Frontage road. Railroad Road, five miles out has a 5000 gallon cistern, but that only provides some relief.

Jason has been working with developers to include a minimum of one 30000 gallon cistern in new subdivisions.

The cistern is made of fiberglass and placed under ground. The only evidence may be some vent pipes, and a plug to pull the water out of the container. There is no power required.

Jason is working with the county planning to make this a regulation.

A cistern would be a benefit. It is considered a hydrant.

The district 1 fire station has been funded which will be housed at Archer. This will enable the response teams to respond faster to a grass/house fire. The benefit to the homeowners within the subdivision is that the fire protection of the service provided to them is a better Insurance Rating, which should reflect in lower insurance premiums.

In 2009, Jason helped with the funding of three cisterns through the State Lands Investment Board to provide Cisterns at Railroad Road, Fox Run, and Rocking Star.

Jason offered to help write a matching grant requesting the State Lands Investment Board to split the costs. Jason said that the general cost is \$75000 for a cistern installation. This cost is broken down to \$50000 for the tank, and \$25000 for earthmoving and installation of the tank. A tank would have a 20-25 year life span.

Maintenance of the cistern would primarily be done by the fire department. In the winter, access to the cistern would need to be maintained. This helps the Fire department achieve a better insurance rating,

Two Cases to keep houses standing

How do you get an additional 30000 gallons? There is a mathematical formula that a fire Grows $2\frac{1}{2}$ time in size in a minute

If you have a fire close to a door, you can snuff the fire out.

Check your smoke detectors.

Reoccurring expenses

A years gaskets (none)

Property taxes provide the rest

Check Annually-Training on them spring and fall.

Suggests we right a grant for the subdivision to protect and help:

Cherry Hills and Surrounding area.

Railroad Paul steriling on Hour c dust moved in.

Alan Benton where would we put the cistern

Jason said that it would be preferable to have it on the main road. Both Kenny Longfritz and Alan Benton have offered land to provide land to house the cistern.

An Easement would be needed that would be similar to an easement with the Utilities. The landowner would own the land, but the fire department would have access to the cistern.

The installation would also include landscaping around the cistern.

Lack of water is what is driving up the cost of insurance

2 Benefits of Cistern

Archer Fire Station

50' long and 10' wide.

Underground, only evidence is a small mound, a vent, and Hydrant.

Access- water is piped out close to road with just pullout(it is well off Horse creek)

Water is brought in by the fire department. There is an agreement with the city, and the fire department uses a truck to pull water from the city to supply cistern(takes 10 trips to fill)

Fire Department currently has a grant from the federal government for \$280,000 for three positions. This doubles his personel, and drops the fire district rating from a 7 to a 5. The goal is to get to rating of A3.

It is possible to get a match from the government. A cistern can be used to supply water for incidents within a 5 mile radius. The general ball park figure for these matches have been approximately half the cost of the cistern.

Jason is currently talking to Paul (assistant chief) who lives on Railroad road.

Treasurers Report continued

Dues-

We have one property owner that hasn't paid since 2011.

In 2017 four property owners haven't paid their dues.

2 properties have sold, title companies have been causal about paying their dues.

Currently only three property owners have not paid

Choke Cherry Property settlement

Settlement from Choke Cherry property, Currently have a check for \$91,542.92. We are still expecting a check for the balance of \$12,008.86

Question about Choke Cherry Property—Appraised for \$163,000. Why did the title Company buy it.

There was an auction, and no bidders showed.

The property was put back up for auction

Whatever the settlement, the occupant gets to stay in the house. A Certificate of Occupancy has been obtained.

Books need to be Audited. Barb Wallace will audit them

Reminder about the Reflector Address. They are \$10.00 for supplies. The Fire Department has an open house in October with a fire prevention week.

Discussion about Cistern

We should Send something out to all members of the HOA.

This not only benefits our subdivisions, but surrounding subdivisions

Kenny would visit other neighborhoods, trying to visit all neighborhoods.

This not only benefits neighborhoods, but the Sapp Brothers establishment

Suggestion for paved 100 foot road extensions into the subdivision

State paved 200 foot into division, safer Approach

Other Entrances?

County would work with us

The suggested approach would be to work with the county to purchase the materials(costly) and the time to pave the entrances. Discussion about maintenance going forward

New Business

Board to look into the options

Put to the whole board.. Discussion First during this time. Perhaps 6 months from now to see if we can get matching funds.

The vote will need by Mail

Communications

We'd like to get the majority of Property owners to communicate electronically and get away from Snail Mail communications. This would save us the time and money of printing, labeling, sealing, and postage to send out general communications. If we can start an email list, or get everyone to participate in the HOA's Facebook page, this would facilitate most of the General communications from the board to the association members. Not only would this save time and money, but would be more efficient and reduce our foot print. We would like to be able to send annual invoices out electronically as well.

Old Buisness

Amended covenants passed.

Oil and Gas Lease for the Road

We were contacted by the Oil Company to lease the road surface mineral rights. The letter was forwarded to the Attorney. The Subdivision had approximately 32 acres of streets. There has been discussion over who actually owns the property, but according to the Oil leasing company, the HOA does.

Orchard Rental

Tenants have been Evicted and should be out of the house by the End of November 2017. When the board was getting votes this last year to approve of the new covenants, there were association members voicing concerns about rental properties. The home owner has been contacted, and the property should be cleaned up.

Facebook Question

If the Facebook property is private, why is Number One Properties a member of the group?
Answer, they have properties in the subdivision that they are developing, and therefore are currently property owners within the subdivision.

Issues with neighbors

Instead of writing anonymous letters to your neighbors, can you walk next door and try to work the issue out? If they aren't there, can you leave your name to discuss the issue?

Briefing from sheriff

Patton had kids playing baseball with shovels and rocks in back yard at 2:00 am.

Past issues with Sapp Brothers Lights—the diner lights light up back yard

Crete Trucking Company put shrouds up to block lighting

In 2018, the Board will look at the Covenants and make sure that the language is up to date.

Annual Board Action:

We need to vote in one board member. Current Board Members are Jarred Cutshall and Kenny Long Fritz. Nominated for the board were Greg Patton, and Bill Morris.

The Treasurer needs to be voted in. Nominated for Treasurer: Anita Benton

The Secretary needs to be voted in. Nominated for Secretary: Tony Wallace

The architecture committee needs to be voted on: Nominated for Architecture committee, Allen Benton, James Lopez, Nick Riesoderfer.

Results:

Board Member: Bill Morris

Treasurer: Anita Benton

Secretary: Tony Wallace

Architecture Committee: Alan Benton, James Lopez, Nick Riesoderfer.