

**Estates at Cherry Ridge  
Property Owners Association  
General Board Meeting  
April 8, 2019  
Location: Prescott Country Club  
1133 Old Chisholm Trail  
Dewey, AZ 86327**

**Approved May 13, 2019**

The meeting was called to order at 6:00 p.m. by President Bob Austin. Directors in attendance were Mike Longhi, Monika Friend, Troy Tisdale, and Geri Moore.

There were 11 Property Owners present.

President Bob Austin introduced a guest who was attending the meeting. Realtor Terri Schuler from Western USA Realty had requested permission to attend the meeting to gain further information on our POA.

There were no topics presented during the member forum.

There were no additions or deletions to the Agenda.

A motion was made by Director Longhi and seconded by Director Tisdale to waive the reading of the last Monthly Meeting Minutes in March and accept them as written. The motion was unanimously approved.

Property Owner Stu Fried gave the Road report. He stated that Wyatt from Earth Resources had been contacted. He is currently on vacation and will call Owner Friend when he returns.

The Road Committee consisting of Director Longhi and Property Owners Stu Fiend and Ed Lynch has reviewed the Roads. They would like the Board to consider a widening project between the hairpin curve and the blind hill. In addition to the widening, they propose removal of some of the shrubbery to improve site line. This proposal will be presented to Earth Resources for an estimate of the cost.

The Architectural Review Committee reviewed and approved 2 requests. One request was for the addition of solar to a home and another for a shed.

A financial report was given by Treasurer Friend. She reported that we have a balance of \$57,569.91 dollars in our bank account with \$121,208 in our reserves.

Director Austin stated that we are still moving forward on foreclosing on 7 properties. He stated that we can proceed on each property individually or since 5 are owned by one entity and the other two owned by a different owner, we can group them in two groups; the 5 as one and the two as another. A discussion followed. Director Austin made the following motion which was seconded by Director Longhi:

That we lump the 5 properties together that are owned by the same owner and that we lump the remaining 2 properties owned by a different owner together thus only having to pay only 2 foreclosure fees.

The motion unanimously passed.

Under Old Business, Director Austin reported that a contract had been signed with Tri City Property Management Services, Inc. and that the transfer between them and HOAMCO has been started. The transition would be completed by the end of May, in time to coordinate the election in July.

Under New Business, President Austin stated that the elections are fast approaching. There will be two openings on the Board. Director Longhi and Director Moore's positions will expire in July. Director Longhi has decided to run again but Director Moore will not. He asked for everyone to please consider serving on the Board and to spread the word to anyone not present. If interested, please contact the Board.

Under correspondence, it was reported that the Snow Removal letters complete with checks had been sent to the three Property Owners. A letter had been sent to the Property Owner of the house being used as a Group Home concerning the speeding issue.

On the subject of speeding, it was noted that a motorcycle rider has been speeding through the subdivision. No one present was able to identify the individual but owners were cautioned to please be aware of the rider.

Since the last meeting, the owners were asked if anyone had seen the dog who had threatened one of the property owners on their walk and no one has seen the animal.

Weeds along the roadway will be sprayed in a few weeks.

A discussion followed concerning the Architectural Review form for Changes to Improved Properties. Changes were proposed. Director Longhi made the following motion:

I move that the form should be changed to show that any proposed construction under 399 square feet not be charged a review fee, any improvement between 400 and 1799 square feet be charged \$250 for the review and in addition be charged \$500 nonrefundable Road Impact fee along with a \$500 refundable Road impact fee.

The motion was seconded by Director Austin. The motion passed with one no vote.

Director Longhi will revise the form and send it to the webmaster for posting on the web.

With no other pending business, Director Longhi made a motion to adjourn the meeting. It was seconded by Director Moore and unanimously passed.

The meeting adjourned at 6:37 P.M.

Submitted by:

A handwritten signature in black ink that reads "Geri Moore". The signature is written in a cursive, flowing style with a large initial "G" and "M".

Geri Moore  
Secretary