

**Estates at Cherry Ridge
Property Owners Association
General Board Meeting
August 12, 2019
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Approved Monday, September 09, 2019

Call to order. The meeting was called to order at 6:02p.m. by President Austin.

Directors attendance. Directors Tisdale, Longhi, and Knopp were present, Director Latrell was absent. 4 of 5 board members attending constitutes a quorum.

There were 16 property owners present.

Chairpersons remarks. The President expressed the boards appreciation of Directors Longhi and Tisdale's efforts to move the HOA website hosting from overseas to domestic control and rebuilding a new website. New web address is www.estatesatcherryridge.com.

Member forum. Owner John Moore asked during the Member Forum regarding a refund from the previous web host Jimdo, President Austin indicated the answer would be covered later in the meeting.

Changes/additions to the current meeting agenda. There were additions to the agenda as follows;

Unfinished Business.

Investigate the HOA obtaining a refund from Jimdo for previous website hosting paid for and not used.

New Business.

Seven of the southern property owners signed the agreement to cost share the road maintenance, President Austin is requesting permission to sign those documents so they can be recorded.

The HOA needs a 2020 budget.

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

Reports

Roads. Director Longhi and owner Stu Friend provided an update on the HOA roads. Stu advised all that remained to complete the current work is to chip seal Dewey Overlook and Bonanza Trail, this will be completed when Earth Resources finishes a job for the county. Director Longhi expressed concern that road work had not been done on the southern end of Grant Woods Parkway. A brief discussion ensued between Longhi and Friend that resulted in Friend voluntarily resigning his position on the road committee. President Austin confirmed Friends resignation and asked for someone to replace Friend on the committee. Joel Hughes volunteered to replace Friend's position.

Architectural review committee. Director Longhi reports there are no updates, current members remain unchanged.

Financial statement. Director/Treasurer Longhi provided the financial update. Currently the checking account balance is \$40,760, the reserve account balance is \$125,499. Current outstanding payables are to Earth Resources for \$13,084 and \$5,287, approved amount was \$19,800. Still have expenses of \$18,744 for chip seal and \$2,389 for chip seal. General "month to month" expenses for July were \$2,993 of that the largest payee was the attorney at about \$1,600.

Assessments. President Austin asked Director Longhi for an update on assessments, the only assessment collected was \$280. Total outstanding assessments are about \$60,000.

President Austin updated everyone on the foreclosure process. The attorney is handing all aspects to bring to conclusion in a reasonable time period. The first batch of deeds has been approved by opposing counsel and they have agreed to bring the property taxes owed current so the HOA is not burdened by any unpaid tax liabilities. Once the final numbers are obtained the properties will be offered to the HOA owners in a bidding process. Goal is to have them done and out to everyone prior to the next HOA meeting in September.

On August 27th there will be the 2nd wave of foreclosures of delinquent properties. The goal is to have all delinquent monies collected so the money is in the HOA account by the end of 2019.

Unfinished Business.

On July 16, 2019 the HOA board of directors had an emergency board meeting via email to vote on moving the HOA web hosting from foreign controlled Jimdo to a domestic web hosting company. All 5 directors voted in favor of this change. Director Longhi introduced a motion to approve the boards vote, Director Knopp seconded the motion, it was approved and carried.

President Austin requested Director Longhi follow up since he has the logon credentials to get into the Jimdo website, cancel the service and see if the HOA can get a refund.

President Austin provided an update on the southern properties' contributions to the road funding. 7 of 15 lot owners have signed and sent in the document to contribute. Austin will pursue contact for the remaining owners, none have responded to the letter sent.

New Business

Director Longhi provided an update on the Architectural Review Committee (ARC) members. Current members will remain as Mike Longhi – Chairman and owners Monica Friend and Ed Lynch.

The updated road committee members are Director Longhi and owners Ed Lynch and Joel Hughes.

President Austin requested the Director Longhi have a 2020 HOA budget prepared by the next HOA meeting in September. The HOA budget can then be loaded into the Tri Cities Property Management system.

President Austin requested the new directors Knopp and Latrell sign the board of directors' code of conduct agreement. Knopp signed, Latrell was not present and will sign at the next HOA meeting.

With no further business to discuss, a motion was made by Director Longhi and seconded by Director Knopp to adjourn the meeting. The motion was unanimously passed. The meeting adjourned at 6:21 P.M.

Submitted by:

A handwritten signature in black ink, appearing to be 'Leon Knopp', written over a horizontal line.

Leon Knopp
Secretary