

**Estates at Cherry Ridge  
Property Owners Association  
General Board Meeting  
December 09, 2019  
Location: Prescott Country Club  
1133 Old Chisholm Trail  
Dewey, AZ 86327**

**Draft Minutes**

**General Business:**

Call to order. The meeting was called to order at 6:01p.m. by President Austin.

Directors attendance. Directors Tisdale, Latrell, Knopp and Longhi, were present constituting a quorum.

There were 4 property owners present.

Chairpersons remarks. President Austin cited good progress in 2019 with delinquencies, foreclosure, bidding process and how accounts receivable has diminished considerably this year.

Member forum. There were no comments from members. Director Knopp recognized the efforts of owners Keith Martin, Ed Lynch and Stu Friend on Friday December 6 for cleaning the ditch and placing erosion rock above the hairpin turn on Dewey Overlook Way.

Changes/additions to the current meeting agenda.

1. There were no changes to the agenda.

Review and approval of November meeting minutes. A motion was made by Director Knopp and seconded by Director Latrell to waive the reading of the last monthly meeting minutes in November and accept them as written. The motion was approved 5-0 and carried.

**Reports**

Roads. Director Longhi suggested the HOA hire a surveyor to map out the road borders to aid in widening and surfacing of roads to be updated. With road specifications set by a surveyor the HOA can obtain competitive bids from several road maintenance companies. Director Longhi and President Austin will meet and physically inspect the Dewey Overlook Way / Bonanza Trail road junction and discuss the best way to resolve the hazard presented by the blind hill. Director Longhi will contact surveyors.

Architectural review committee. Director Longhi reports no new construction updates. Brent Townsend obtained a certificate of occupancy for his newly constructed guest house and has

requested the \$2,000 fee be refunded to him. Director Longhi will instruct Tri-City Management to issue a check to Townsend.

Financial statement. Director Longhi reported operating account balance of \$51,692.00 and reserve account balance \$96,322.00. There are undeposited checks, one for \$9,000 from McClinton lot sales and one for \$9,800 from the Miller settlement that will go into the reserve account.

Lot owner Winski still shows a property tax balance due on Yavapai County Assessors website. HOA attorney Jason Miller contacted Kolonia, LLC – the entity that has been purchasing the Winski tax liens from Yavapai County to see what their intentions are for the 16-acre parcel. Kolonia will talk to Winski and advise Jason Miller what they will do. At that point the HOA will have a better idea of options and how to proceed.

Director Longhi cited the HOA has spent nearly \$30,000 in legal fees but has gotten some of it back. Since Tri-City Management took over the delinquency list has reduced from 48 parties owing money in June to 8 as of this meeting. The collections of outstanding monies, McClinton lot foreclosures, lot bidding and pursuit of signers for the Southern Properties road use agreement were items that elevated the HOA legal expenses in 2019.

Assessments. Nothing new was added

### **Unfinished Business.**

1. Southern properties road contribution. The HOA received a letter from Jason Miller – HOA attorney December 9, 2019 outlining options to pursue all lots signing the road use agreement. Of 22 lots total 15 have signed and the remaining 7 have not. The best cost-efficient option is to wait until lots are sold and approach the new owners to sign. Director Longhi introduced a motion to wait until the lots have sold before further collection attempts, Director Knopp seconded, motion passed 5-0.
2. McClinton lot sales. All deeds have been signed and all monies received.
3. Update on additional dues delinquencies / accounts receivable. No updates on additional dues delinquencies / accounts receivable.

### **New Business**

1. Restructure in leadership for various HOA committees. Since attendance was low and nobody volunteered to chair or join the road or architectural review committees Director Longhi will continue to chair both committees for the coming year.
2. Snow plowing of HOA roads. To date various owners have cleared the roads with their own equipment. Consensus of the discussion was that outside resources need to be developed to clear roads for emergency vehicle access at all hours. Director Longhi will investigate potential plowing vendors and costs.
3. Vehicles speeding on HOA roads. Adding additional speed limit signs and installing speed bumps was discussed. Trying to isolate individual offenders and punish them is complicated. Director Longhi will get cost to construct speed bumps and discuss with surveyor to identify optimum installation points.

4. HOA security. There was discussion about how to secure the gate at Dewey Overlook and Hwy 169. To install electric gates electric power is needed and the closest power box is above the hairpin turn. Solar is not an option with the heavy daily traffic through that entrance on days with cloud cover.

President Austin presented an idea of upgrading the Dewey Overlook gate with a sign for Estates at Cherry Ridge, landscaping and other upgrades to improve the look and image of the HOA from the highway. Perhaps if it looks nice people without business at Cherry Ridge might not be inclined to enter the HOA. President Austin will get ideas and prices.

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 6:57 P.M.

Submitted by:

Leon Knopp  
Secretary

DRAFT