

**Estates at Cherry Ridge  
Property Owners Association  
General Board Meeting  
December 10, 2018  
Location: Prescott Country Club  
1133 Old Chisholm Trail  
Dewey, AZ 86327**

**Approved January 14, 2019**

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

There were 12 Property Owners present.

President Bob Austin introduced our new representative at HOAMCO, Caryn Athens. Since this is our last meeting before the Holiday Season, he wished everyone a Merry Christmas and a Happy New Year.

During the member forum, Property Owner Leon Kopp stated that there was an abundance of aluminum cans and a windshield located along our roads and ask permission to collect the items. He also stated that the camera unit at the front gate had dangling wires and requested permission to fasten the wires. Both requests were approved and he was thanked for his offer.

One addition was made to the Agenda. It is as follows:

**New Business**

1. Easements related to Cherry Ridge II

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

A Roads report was given by Property Owner Stu Friend. He reported that Earth Resources had been contacted about the bump that exists where the concrete meets the pavement and that the company would correct the problem. A call had been placed and he was awaiting a return call with an estimate.

Treasurer Friend reported that the final cost of the ditch repairs was \$4,495 which is well below Earth Resource's estimate. She continued that a check request would be processed to pay for the work.

The Architectural Review Committee report was given by Directors Longhi and Friend. There were three plans submitted since last month.

- 1) A review of plans for landscaping only and that plan was approved.
- 2) A review for landscaping changes that was submitted by the Group Home located on Apple Tree Lane. It was decided to put a hold on this request approval until the applicant submitted a copy of their license for the home and a copy of their insurance.
- 3) A tentative floor plan for parcel 402-13-063H was submitted. The approval had been given to have some of the brush removed from the parcel but it appears that the driver of the truck delivering the equipment had driven through the ditches to complete the turns creating some damage. Director Longi will talk to the contractor involved.

The financial report was given by Treasurer Friend. The batteries for the lights at the front gate need to be replaced and the Board approved the purchase of the batteries by Director Lonhi.

Director Friend reported that there are 11 properties in arrears on their assessments. Titles to these 11 properties are held by 6 property owners. One owner is in the process of making 3 payments to bring their parcel up to date and the first payment has been received.

The Architectural review Committee is still working on the form to be completed when an owner plans to alter an improved parcel. They will have a form to present at the next meeting.

The Group Home still needs to submit a copy of their license and insurance. If they are not forthcoming in supplying these documents, President Austin will contact the state.

The development at Cherry Ridge II seems to be continuing. President Austin, Vice-president Longhi, and Property Owner Stu Friend met with Timothy Olsen from the County. They reviewed the work being done there and Mr. Olsen stated that he will be running the information by the County Legal Department.

Director Austin present a series of documents and maps that showed easement granted to Cherry Ridge II by Cherry Ridge. These documents appear to show that they were granted easements across most of our roads.

There was no Correspondence.

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

The meeting adjourned at 6:40 P.M.

Submitted by:

A handwritten signature in black ink that reads "Geri Moore". The signature is written in a cursive, flowing style.

Geri Moore  
Secretary