



The Estates at Cherry Ridge Dewey, AZ

HOA Board Meeting
February 2, 2017

Agenda 2/2/2017

The Estates at Cherry Ridge

- Call to Order / Attendance
- Approval of Minutes from July 26, 2016 & Emergency Meeting Oct 6, 2016
- Ongoing Business Report
 - Board Member Status
 - Property Management Status
 - Architectural Committee Status
 - Vandalism/Cautions
- New Business
 - Volunteer Groups/Committees
 - HOA Meeting Postings
 - Architectural Form Update
 - Appointment of Temp Board Member
 - Cattle Issue
- Homeowner Forum – please limit your questions/comments to ~3 minutes
- Actions
- Adjournment

Meeting – Call to Order/Attendees

The Estates at Cherry Ridge

- Meeting was called to order at 6:05pm
- Board Attendees:
 - Bob Heidinger
 - Mike Longhi
 - Brian Sheldon
 - Terry Blanckaert
 - Kathy Andrews (HOAMCO)

Board Member Status


The Estates at Cherry Ridge

- As of 8AM August 08-18-16 board member, Dennis Bailey, has resigned from the Board due to new personal obligations

- Sept 22, 2016: Article on Prescott Man Charged with Embezzling
- Records seized from Liberty by Police Dept./Attorney
- Froze Bank Account
- Assessed New Property Management companies:
 - 4 assessed, all BBB A (+) rated
 - Selected HOAMCO
 - Effective Nov 1, 2016

HOAMCO Overview

The Estates at Cherry Ridge



ABOUT HOAMCO

HOAMCO was started in 1991 in Prescott, AZ

We now manage 75,000 homes in 300 communities

HOAMCO has 200 employees in 3 states and 11 offices.

Arizona
Prescott, Scottsdale, Flagstaff, Sedona, and Show Low

New Mexico
Albuquerque, Albuquerque East, Santa Fe, Las Cruces, Los Lunas

Washington
Redmond

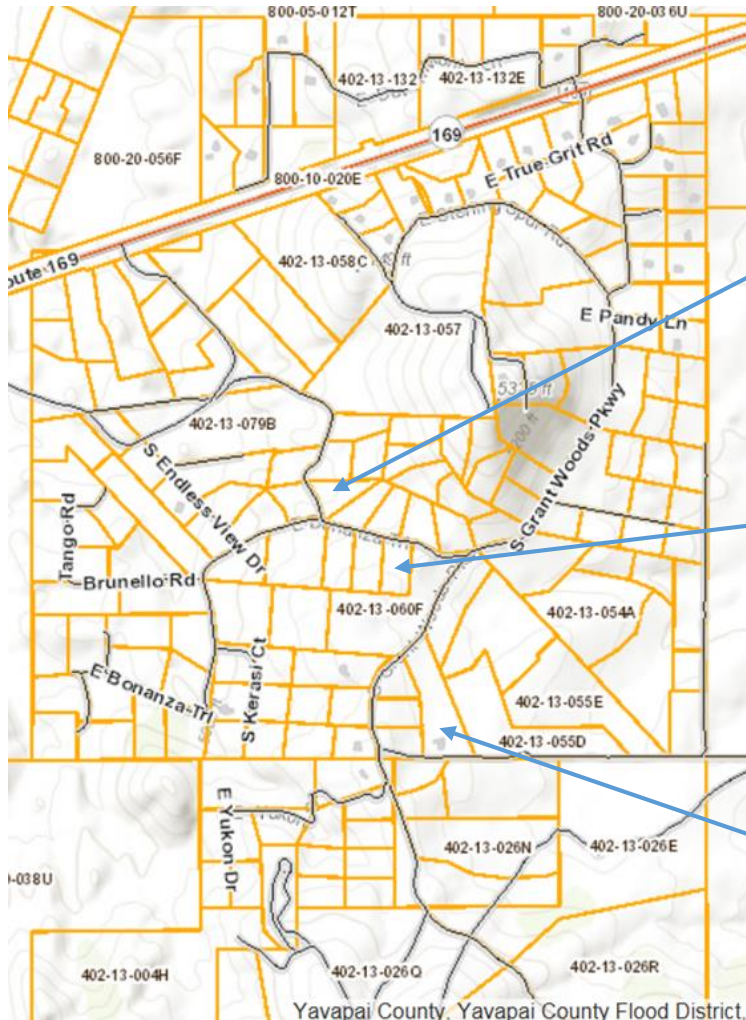
We provide services that foster vibrant, responsive, competent community associations promoting harmony, community, and responsible leadership.

HOAMCO

- Due to our records being tied up through the investigation, we do not have original copies from Liberty
 - Need Latest Copy of Bylaws (is the Web the latest?)
 - Need Any Committee Charters
- There are issues that we are uncovering through this process
 - Fee based on Parcel vs adjoining
 - Fee moved to beginning of year
 - Etc
- Board has an action to assess the discrepancies and action them.
 - Any changes may need attorney review
 - Please contact HOAMCO with any issues

Architectural Com. Status

The Estates at Cherry Ridge



Bob & Robin Austin
New Residence
659 S. Dewey Overlook Way
July 2016



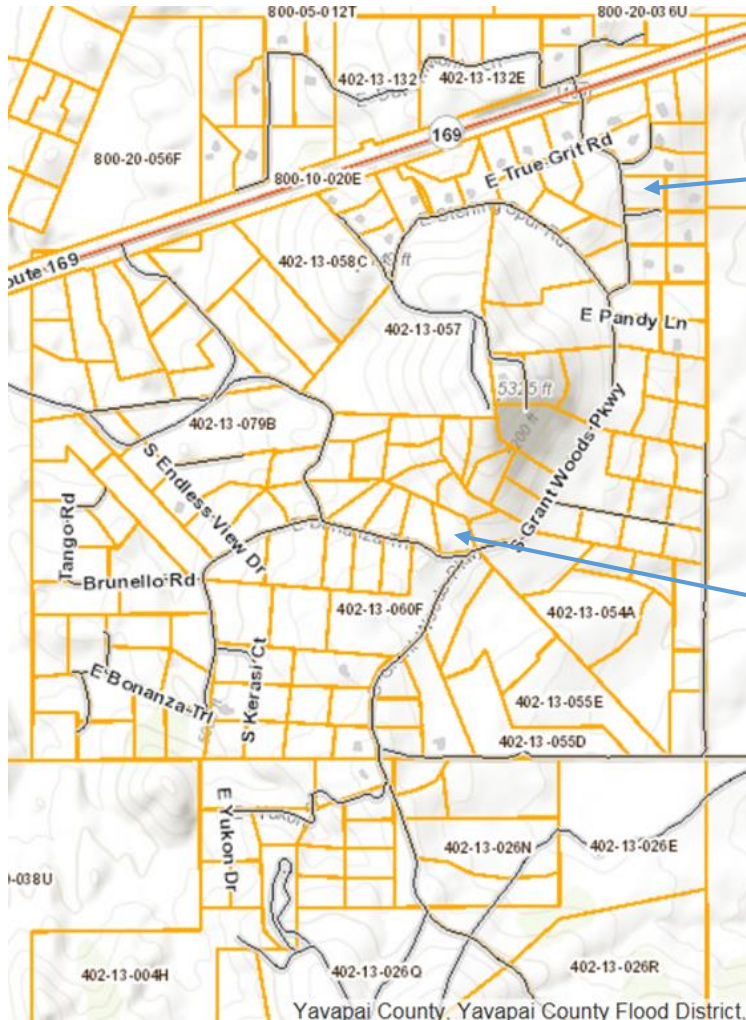
Zach & Mandy Warta
New Residence
15687 E. Bonanza Trail
July 2016



T. Terese
Adding Shed: July 2016

Architectural Com. Status

The Estates at Cherry Ridge



Wilson/Hudgins
New Residence
235 S. Grant Woods Pkwy
Nov 2016

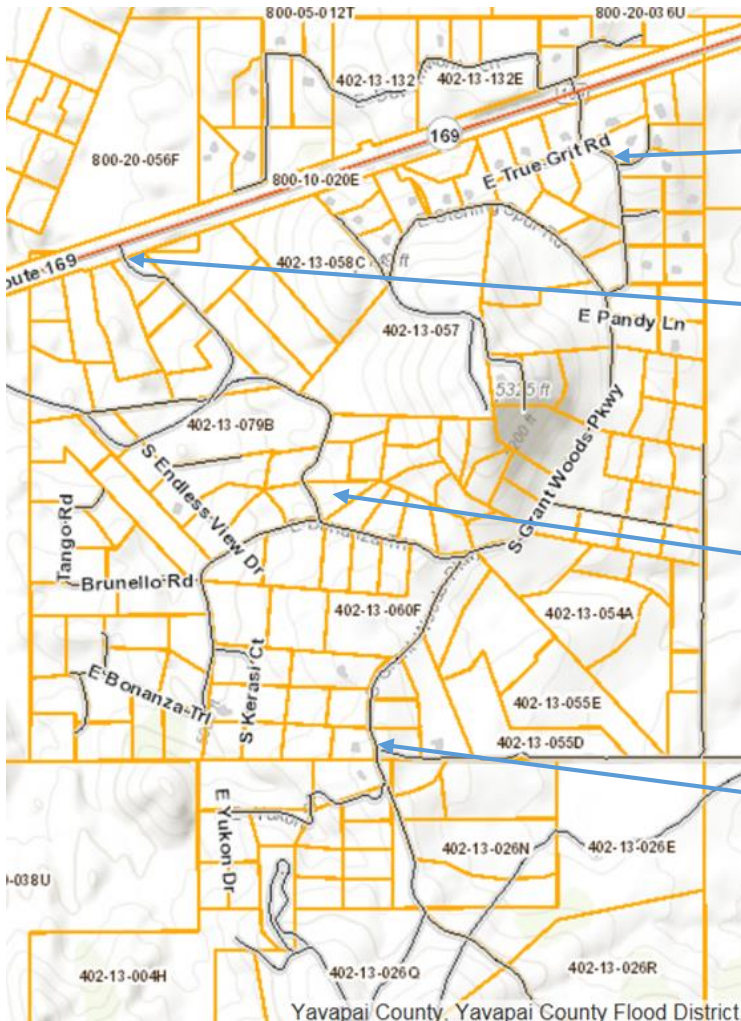


Gershom Salisbury/Dustin Elsea
New Residence
15724 E. Bonanza Trail
Jan 2017

Vandalized

The Estates at Cherry Ridge

- To Note and to be Vigilant



3 Mail Boxes Damaged
Jan 1, 2016

Camera Smashed
Jan 1, 2016

Construction Trailer Stolen
Dec 19, 16

Complaint of Speeding (40+ mph)
SLOW DOWN!

Volunteer Group/Committees

The Estates at Cherry Ridge

- Potential Committees/Volunteer Groups:
 - Road Maintenance (erosion, snow, etc)
 - Web Maintenance
 - Weed Control
 - Trash
 - Security/Patrols
- If you would like to volunteer to lead and/or be part of a volunteer group/committee, please send an email to Bob Heidinger
- Charters will need to be developed

- Do We Post HOA Meetings on the Web Page, Mail Notifications, or Both?
 - Discussion:
 - Posting on the web page is not sufficient
 - Preference is to mail meeting notices.
 - **Vote taken and passed:** meeting notices will be mailed at a minimum.
- Update of the Architectural Form
 - Update of fees
 - Picture or better description of stone, veneer, paint, roofing, etc
 - Notification that roads and road banks need to be maintained to original or better than original condition
 - **Vote taken and passed:** The Architectural form will be updated
 - **Action Item:** Mike Longhi to update form

- Appointment of Board member
 - Replaces Dennis
 - Temporary till annual meeting
 - Submit your name and short BIO to HOAMCO for consideration
- Cattle Issue
 - Cattle are damaging property
 - Cattle are from U Cross Ranch (represented at this meeting)
 - Determined that this may be a safety issue as a cow was almost hit by a car in the dark
 - Ranch stated they will provide a cattle grate and labor for fence if HOA supports cost of fence
 - Rick will volunteer backhoe
 - **Vote taken and passed:** HOA will spend \leq \$1000 to support the installation of the cattle grate and fence
 - **Action Item:** Mike Longhi to work with team to rectify issue

- Homeowner Forum
 - Please limit your questions/comments to ~3 minutes
 - Reminder that the county has a dark sky rule. Folks noted Zach & Mandy Warta house (under construction) has exterior lights on all night.
 - Discussion around mail box styles. Agreement that mail boxes similar to Stew's is acceptable. **Action Item:** HOAMCO to add to approved list.
 - Discussion around building another garage on a property. Response is that any addition construction needs to go through the architectural committee for approval.

Action Item List



The Estates at Cherry Ridge Dewey, AZ

Adjourn