

**Estates at Cherry Ridge
Property Owners Association
General Board Meeting
February 11, 2019
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Approved March 11, 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 15 Property Owners present.

President Bob Austin stated that in lieu of the President's Remarks, we would discuss one of the Agenda items under New Business at this time.

A representative from Tri-City Property Management Services, Inc., Jean-Marie Bellington, attended the meeting and presented the group with information on their organization and the services they offer. She gave the Board printed information which will be reviewed and considered at the next Board meeting in March. The Board will compile a list of services desired and Director Longhi will request a cost for those services to also be presented at the March meeting.

There was one addition to the Agenda under New Business. The Board will consider increasing the allocation made towards the attorney fees.

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

A motion was made by Director Longhi and seconded by Director Friend to accept the January Executive Meeting Minutes as written. The motion was unanimously approved.

A Roads report was given by Property Owner Stu Friend. He stated that a considerable amount of mud and dirt had been deposited on the road near the house being built on Grant Woods Parkway by Able and Ready Construction. Director Longhi has contacted the contractor and they have promised to sweep the area. There may be more work needed in addition to sweeping and the \$1,000 Road Impact Fee might not cover the cost. Director Longhi will

monitor the situation and again speak with the contractor. Property Owner Friend will contact Earth Resources and ask them to give a rough estimate of what that clean-up might cost.

It was suggested that the Road Committee begin assessing the roads and compiling a plan for 2019 road improvements. Widening areas of the road should be considered. The Committee was asked to compile a list with proposed pricing for the next meeting in March.

Director Longhi suggested that a Thank You letter be sent to Property owner Scott for his "Road Patrol" during the New Year's Eve snow fall.

The Architectural Review Committee report was given by Directors Longhi. There was one plan submitted and it was for a garage addition to the Martinelli Property.

Director Longhi then presented a problem in the fee structure for a plan review. If a property improvement is less than 200 square feet, no fee is charged, and if the improvement is 1800 square feet, the \$3,000 Road impact fee is charged. If a guest house is built and it is less than 1800 square feet, the \$3000 Road impact fee is charged. But, at this time, there is nothing on record for those improvements from 201 square feet to 1799 square feet.

Direct Tisdale made the following motion:

I move that the Board approve a \$500 charge for the plan review and Road Impact Fee of accessory use structures greater than 200 square feet and less than 1800 square and consisting of no living quarters.

The motion was seconded by Director Longhi. The motion unanimously passed.

Director Longhi will make the changes on the Architectural Review form and his address will appear on the form.

The financial report was given by Treasurer Friend. She also reported on the status of the Assessments. One half of the delinquent fees owed are by those parcels that are currently in the pre-foreclosure stage with the attorney. About 30% of the property owners are delinquent for the current assessment year.

In Unfinished business the following was decided:

1. Since the Architectural Review Form needs further revision with the addition of a new fee discussed earlier, the final approval will be considered in March.
2. The renting of the Post Office Box was again tabled until the services offered by Tri-City Management were fully explored.
3. Director Longhi presented the Board with a proposed fine schedule for starting construction without Board Approval. The proposal was read to the group and the Board will study the document for further discussion in March. A suggestion was offered by Property Owner Priscilla Knopp.

A question was proposed under New Business concerning the lot owned by The Estates at Cherry Ridge POA. This lot is located at the entrance on Dewey Overlook Way and is improved

with the gate. In the past this has not appeared as an asset. A discussion followed and Director Moore made the following motion:

I move that the ERC owned lot be added to the list of assets on our Balance Sheet.

The motion was seconded by Director Friend and unanimously passed.

Attorney fees were next discussed. We have received a bill from our attorney at Carpenter, Hazelwood, Delgado & Bolen, PLC. totaling \$6800. The previous Board had allocated \$5,000 to research the easement issue with The Estates at Cherry Ridge II and the properties outside of that area being developed. (The properties outside of the Estates at Cherry Ridge II will be referred to as the Southern Properties and consists of approximately 100 lots.) The current Board had authorized an additional \$650-\$680 to survey the 1988 easement. Since the bill exceeded the amount, The Board needed to allocate additional funds.

A discussion followed of the current findings concerning the 1988 Easement.

Director Longhi made the following motion:

I move to increase the funds allocated in the 2019 Budget for attorney fees by \$5,000 by taking the funds from the 2019 Contingency Funds to pay for services related to the Southern Properties.

The motion was seconded by Director Tisdale and unanimously passed.

There was no correspondence.

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 7:42 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