

**Estates at Cherry Ridge  
Property Owners Association  
Regular Board Meeting  
January 11, 2021 at 6:00PM**

**Location:** Due to ongoing social distancing recommendations, this Regular Meeting of the Board of Directors was conducted via the Zoom meeting platform.

**Draft Minutes**

**General Business.**

1. Call to order. The meeting was called to order at 6:00p.m. by President Austin.
2. Directors attendance. Directors Knopp, Tisdale and Longhi were present constituting a quorum. Director Latrell was absent.

Members attendance. There were 7 property owners present.

3. Chairpersons remarks. President Austin provided an update on Director Tisdale's prior resignation as VP of the Board of Directors. Director Tisdale is willing to run in July at the conclusion of his current term. The HOA needs one more volunteer to ensure all board positions are filled in the election at the July Annual Meeting.

4. Member forum. No comments from the membership.

5. Changes/additions to the current meeting agenda. No changes to the agenda.

6. Review and approval of November 09, 2020 meeting minutes. Director Knopp introduced a motion to accept the November 09, minutes as written, Director Tisdale seconded, no discussion, all in favor by both board and members, motion passed and carried.

7. **Reports**

- a) Road Committee Report. Committee member Ed Lynch asked for direction on road work for 2021 so he can start soliciting bids. President Austin suggested continuing to widen the backbone roads. Director Knopp stated that Sterling Spur Rd. needs attention.

- b) Architectural Review Committee. Chair Tisdale reported no new building applications.

- c) Treasurers Report. Director Longhi reported bank balances of \$69,417.36 (operating) and \$105,573.00 (reserve) for a total of \$174,990.54, adding that \$17,176.00 of the balance is prepaid 2021 dues. President Austin noted the starting A/R balance was over \$65,000, that hard work and perseverance by those directly involved collected a considerable sum of old money for the HOA.

- d) Firewise Committee Report. Carlo Martinelli provided an update covering the recent audit by the fire department as well as how Firewise works with tracking volunteer hours to clean up and mitigate wildfire risk. Some factors such as topography and vegetation cannot be corrected however increases in defensible space around structures can be increased. The HOA gets credit with Firewise of \$27.20 for each volunteer hour spent towards reducing fuel and increasing defensible space. This program does not require the HOA to spend monies on becoming a Firewise community.

A motion was introduced by Director Knopp for the HOA to become a Certified Firewise Community, Director Tisdale seconded the motion, Austin, Knopp Tisdale in favor, members in favor, Director Longhi opposed, motion passed and carried.

- e) Assessments. Director Longhi reported that currently there are only 3 on the accounts receivable, of the 3 open accounts 2 have not paid at all and the other has partially paid.

8. **Unfinished Business**.

- a) Vote to add Firewise expense line item to the 2021 HOA budget based on \$27.20 per improved lot. This item was not voted on as discussion during the Firewise Committee presentation revealed that a budget item is not necessary,

9. **New Business**

- a) Vote to renew volunteer accident insurance policy that automatically renews each year. This policy is outside the normal coverages and pertains to volunteer labor doing work for the HOA. Director Knopp introduced a motion to renew the \$340 per year volunteer coverage. The motion did not receive a 2<sup>nd</sup> so this item died without a vote.
- b) Vote to ratify unanimous consent to accept 2020 Shutte & Hilgendorf CPA's engagement letter for tax filing. Director Longhi introduced a motion to accept, Director Tisdale seconded the motion, all in favor, none opposed, motion approved and carried.
- c) President Austin added an item concerning a letter received from the state allowing HOA residents to cross state lands in the event of a fire evacuation. This pertains to the area west of the Dewey Overlook gate where there is a road and gate not extensively used.

10. **Correspondence**. – None.

11. **Adjournment**. With no further business to discuss Director Tisdale introduced a motion to adjourn the meeting, Director Knopp seconded, all board and members in favor, motion passed and carried. The meeting adjourned at 6:26PM.

Submitted by:

Leon Knopp  
Secretary