

**Estates at Cherry Ridge
Property Owners Association
General Board Meeting
January 13, 2020 at 6:00PM
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Minutes Approved 03/09/2020

General Business.

Call to order. The meeting was called to order at 6:01p.m. by Director Knopp in President Austin's physical absence. Director Knopp will chair the meeting.

Directors attendance. Directors Latrell, Knopp and Longhi were present. President Austin was present via telephone constituting a quorum. Director Tisdale was absent when the meeting started and arrived at 6:45PM.

There were 13 property owners present.

Chairpersons remarks. None.

Member forum. There were no remarks or comments from the members.

Changes/additions to the current meeting agenda.

1. There were no changes to the agenda.

Review and approval of December meeting minutes. A motion introduced by Director Longhi to waive the reading of the last monthly meeting minutes in December and accept them as written, seconded by Director Latrell, all in favor, none opposed, motion carried.

Reports

Roads. Road Chair Longhi reports and he and Ed Lynch met with a surveyor to map out Grant Woods Parkway from Bonanza Trail north. Surveyor was supposed to respond with a quote prior to the start of this meeting but has not. More to follow later.

Architectural review committee. ARC Chair Longhi reports no updates.

Financial statement. Director Longhi reported last year the HOA ended up with an operating budget of \$50,358.00, and reserve account balance of \$96,355.00 for a total of \$146,714.00. The open collections balance is \$24,464.00. When the Miller money arrives, there will only be \$10,304.00 open. If Winski's open balance is deducted the remaining open balance is \$1,125.00.

President Austin asked about the 2019-year end transfer of funds from the HOA operating account to the reserve account. Director Longhi reported he inquired about this with Tri-City Management and was told it was not necessary to do so even though it had been done in past years.

Assessments. Nothing new was added

Unfinished Business.

1. Ratify unanimous consent for Director Tisdale to replace Director Latrell on purchase of one of the McClinton lots. President Austin made a motion to accept unanimous consent, motion seconded by Director Latrell, no opposed, motion carried.

New Business

1. USPS will stop delivering mail inside the HOA moving to "cluster" type mailboxes. Brenda from the Dewey Post Office joined the meeting to state the USPS's position and answer questions. The directive to move our HOA to cluster mailboxes has been made high up in USPS Operations Management and is being adopted in other areas. The USPS will purchase at their expense (4) cluster type mailboxes for the HOA, each containing 16 regular mailboxes and 2 parcel boxes. A total of 64 individual boxes will accommodate future growth.

The proposed cluster box site is inside the Dewey Overlook gate on the right-hand side when entering off Hwy 169 on HOA owned property. Ariel photos were provided during the meeting illustrating the proposed location. The HOA will have to pay for installation and concrete bases as well as modify an entrance/exit access road off Dewey Overlook Way to access the boxes. Director Latrell has received (1) bid so far for \$1,200 per concrete pad from a licensed contractor and will solicit other bids.

Director Longhi expressed a concern that the HOA will have to provide cluster boxes for owners in the Southern properties. Brenda stated that owners in the Southern Properties will need to make their own deal direct with the USPS since they are not part of the HOA.

President Austin introduced a motion to move forward with acceptance of the USPS offer, obtain costs for all work needed vote for funds approval in the March HOA meeting. Director Knopp seconded the motion, Director Latrell in favor, members in favor, Director Longhi opposed, Director Tisdale absent. Motion carried.

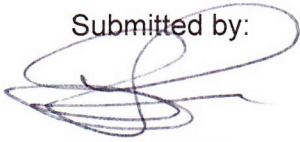
2. Obtain a cost from APS to provide AC current at the Dewey Overlook gate. Director Knopp suggested the HOA get a cost to have power at the Dewey Overlook gate for lighting, a security camera and electric gates. A motion was introduced by President Austin to proceed with a discovery stage of costs, scope of work, etc. Motion was seconded by Director Latrell, Director Knopp in favor, members in favor, Director Longhi opposed. Motion carried.

Owner Paul Unrast attending the meeting is with APS and has knowledge of the process and agreed to meet with Director Knopp later this week to review the site and possible options.

3. Lot 065F. Vote on sending a 30-day warning letter in advance of turning to collections.
Lien was filed on 12/30/19 on lot 065F for nonpayment of HOA dues. 2019 Arizona statute requires a certified letter be sent to the delinquent party before turning to a collections company. Director Knopp introduced a motion to have Tri City Management send the certified letter. Motion was seconded by President Austin, all in favor, no opposed, motion carried.

With no further business to discuss, a motion was made by Director Knopp to adjourn the meeting. The meeting adjourned at 6:49 P.M.

Submitted by:

A handwritten signature in blue ink, appearing to be 'Leon Knopp', written over a circular scribble.

Leon Knopp
Secretary