

**Estates at Cherry Ridge
Property Owners Association
General Board Meeting
January 14, 2019
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Approved February 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 11 Property Owners present.

President Bob Austin stated that the Board is continuing to build a record of previous Board meetings. Many of the files were lost during the shutdown of Liberty Management and the establishment of our account with HOAMCO. Previous Board members have been contacted for any copies they might have. Property Owner Chris Latrell offered to contact one of the past Board Members, Brent Townsend, to see if he might have any documents.

During the member forum, the web person Property Owner, John Moore, ask for a show of hands as to who visited the web site. He reminded the Board that he would post anything the Board requested but to make sure it was in a PDF form. No financial information has been posted. Some discussion followed and tentatively, it was decided that perhaps the Board would post the 2019 Budget and last year's expenditures.

There were no additions or deletions to the Agenda.

A motion was made by Director Mike Longhi and seconded by Director Troy Tisdale to waive the reading of the last Monthly Meeting Minutes in December 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 and it would cost \$900 to repair the bump. It was decided that no action would be taken at this time and perhaps the repair could be made in the future when other work was being done.

The Road Committee was asked to start the 2019 recap of the current road conditions and present their findings to the Board at the next meeting. At that time, the Board can begin planning the new year's repairs and perhaps areas where the road can be widened.

The Architectural Review Committee report was given by Directors Longhi and Friend. There were three plans approved. Of those plans, one was for a shed and the other two concerned new landscaping.

The financial report was given by Treasurer Friend.

Director Friend reported that there are 6 properties that have been moved into the pre foreclosure stage by the attorney for back assessments and that approximately 50% of the current year's assessments have been received.

Director Longhi presented the Board with a revised Review Request form for Improved Parcels. The Board requested to table the approval until the next meeting which would give them all a chance to review the form.

The Group Home located on Apple Tree Lane has submitted a copy of their license and proof of insurance.

President Austin proposed that the Board spend \$680 to have a surveyor review a 1988 easement and overlay that easement over our existing roads. This easement is being purported by the owners of the properties, not included in Cherry Ridge II and that are located outside of The Estates of Cherry Ridge, to give them access to their land across our roads. This easement, however, may only give them access via Grant Woods Parkway which has been closed at one end by ADOT. If the Easement was indeed only via Grant Woods Parkway, it might give the Board a bargaining tool to request that the users participate in the maintenance cost of the our roads.

Director Moore made the following Motion:

I move that the Board spend \$650-\$680 to have a surveyor review and overlay the 1988 easement over our properties.

The motion was seconded by Director Longhi and unanimously passed.

Presently, a nonrefundable fee of \$1,000.00 is charge each time a plan for a new home is submitted. A discussion of the amount and whether the fee should be refundable followed. Director Tisdale made the following motion:

I move that the Road Impact Fee for new construction will be \$3,000.00. Of the \$3,000.00, \$2,000 will be refundable if no damage occurs to the roads during the construction of the home and \$1,000 is nonrefundable. This increase in fee will be effective immediately.

The motion was seconded Director Longhi and unanimously passed.

More discussion concerning new construction followed and it concerned the type of plans that needed to be submitted, to whom the plans should be submitted, and how long the plans should be kept. It was decided that plans should be submitted to Director Longhi, as head of the ARC, and the plans will be kept until the Certificate of Occupancy is received by the owners. Director Austin will make the changes to the new Construction form.

Leasing a PO Box at the Dewey post office was discussed. It was decided that more information was needed and the item will be further explored at the February meeting.

Property Owner Blake Skipper requested a refund of his Road Impact fee of \$1,000.00 and the additional yearly assessment he had paid for an improved property of \$216.00. The owner had done grading and earth moving but had decided not to build on the property. Director Tisdale made the following motion:

I move that the Board refund Blake Skipper the amount of \$1,000.00 for the Road Impact fee and the \$216.00 increased yearly assessment.

The motion was seconded by Director Friend and unanimously passed. Treasurer Friend will request the refund be processed by HOAMCO.

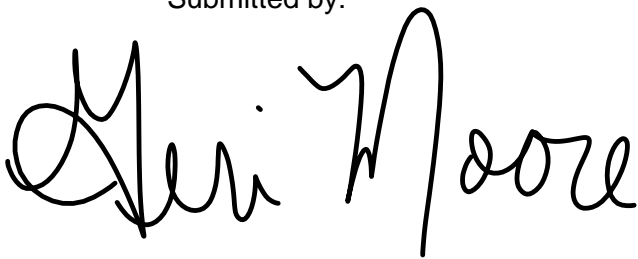
New mailboxes in the subdivisions were discussed. The present requirements were a bit unclear so it was decided that in the future, a property owner placing a new mail box would only need to make sure that the box is black in color and meet Post Office standards.

A fine to be levied against owners that do not receive prior Architectural Committee Approval before starting construction was discussed but no decision was made. Director Longhi had prepared documents for a previous Board and would resubmit this fine schedule at the next Board of Directors meeting for consideration.

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

The meeting adjourned at 7:15 P.M.

Submitted by:

A handwritten signature in black ink that reads "Geri Moore". The signature is written in a cursive style with a large, prominent "M" and "G".

Geri Moore
Secretary