

# Estates at Cherry Ridge Property Owners Association

Regular Board Meeting

July 11, 2022, at 6:00PM

Location: PCC-HOA, 1133 Old Chisholm Trail, Dewey, AZ. 86327

## Draft Minutes

### General Business.

1. **Call to order.** Called to order at 6:03p.m by Director Knopp.
2. **Director's attendance.** Directors Knopp, Tomlin, and Tisdale were present, Director Latrell was present via telephone and Director Longhi was absent constituting a quorum.  
**Member's attendance.** There were 10 property owners present.
3. **Chairpersons remarks.** Directors Tomlin and Tisdale announced their immediate resignation from the Board.
4. **Member forum.** No comments from the members.
5. **Changes/additions to the agenda.** Director Knopp added an item in New Business To solicit volunteers to fill vacated HOA committee positions.
6. **Review and approval of May 9, 2022, meeting minutes.** Director Latrell introduced a motion to accept the May 9, 2022, minutes as written, Director Knopp seconded, no discussion, all in favor, motion passed and carried.
7. **Reports**
  - a) **Architectural Review Committee** – ARC member Monika Friend reported that the culvert was installed incorrectly on Bonanza Trail across from the Battisti residence and Tri-City is notifying the owner it must be corrected. An application was received to install ground mounted solar panels, ARC reviewed and approved.
  - b) **Assessments and Treasurers Report** – In Director Longhi's absence Director Knopp presented the report. For the period ending June 30, 2022, the operating account balance was \$121,586.61, reserve account \$92,699.64, for a total of \$ 214,286.25. Collections balance was \$ 934.08 consisting of 2 open accounts, one for \$ 711.12, the other for \$ 222.96.
  - b) **Firewise Committee Report** – Member Carlo Martinelli asked for volunteers to serve on Firewise.
  - c) **Road Committee Report** – Road Committee member Ed Lynch reported Earth Resources has started patching bad areas in advance of the upcoming chip seal project. Lynch will let the community know when the work will begin by posting notice at the mailboxes.
8. **Unfinished Business.**
  - a) Update on HOA computer purchase. No updates to report, Knopp promises to have something by next meeting.

## 9. New Business

- a). Director Knopp announced that volunteers are needed to fill empty positions on ARC, Roads and Firewise.
- b). Mel's Outdoor service increased annual cost from \$1,700 to \$2,430 for weed spraying, we have been unable to locate an alternate vendor to do the spraying. Director Latrell introduced a motion to approve the price increase and get our HOA on Mel's schedule. Director Knopp seconded the motion, all in favor, none opposed, motion passed and carried.
- c). Director Knopp said the split rail fence along Dewey Overlook way just above the hairpin turn has a rotted post that needs to be replaced. Member Carlo Martinelli volunteered to replace the post.

10. Correspondence. None.

11. Adjournment. With no further business to discuss Director Knopp introduced a motion to adjourn the meeting, Director Latrell seconded, all in favor, the meeting was adjourned at 6:51PM.

Submitted by:

Leon Knopp  
Secretary

DRAFT