

**Estates at Cherry Ridge  
Property Owners Association  
Regular Board Meeting  
July 12, 2021, at 6:00PM**

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

**Approved Minutes**

**General Business.**

1. Call to order.

The meeting was called to order at 6:03p.m. by President Austin.

2. Director's attendance.

Directors Tisdale, Latrell and Longhi were present constituting a quorum, Director Knopp was absent.

Member's attendance.

There were 20 property owners present.

3. Chairpersons remarks.

President Austin acknowledged that his term as President expires with this meeting, expressing his appreciation for being able to serve the HOA. Austin then turned chair of the meeting over to Director Latrell.

Director Latrell introduced a motion to have the board appoint Timothy "TJ" Tomlin as successor to become the new president as Austin steps down. Director Tisdale seconded the motion, all in favor, none opposed, motion passed and carried TJ Tomlin is the newly appointed president of the HOA Board of Directors.

The board of directors introduced themselves to the members in attendance. The board positions for the 2021-2022 year are TJ Tomlin – President, Troy Tisdale – Vice President, Michael Longhi – Treasurer and Christopher Latrell – Director. Director Knopp – Secretary has previously submitted his resignation effective with this meeting but has since communicated his intention to rescind his resignation letter. Director Longhi expressed his feelings that since Director Knopp was absent it was due to his resignation when in fact was at this hospital due to his wife having a medical emergency. Knopp's board status to be confirmed at the next meeting.

4. Member forum.

No comments from the membership.

5. Changes/additions to the current meeting agenda.

No changes, additions to the meeting agenda.

6. Review and approval of May 10, 2021, meeting minutes. Director Latrell introduced a motion to accept the May 10, 2021, minutes as written, Director Tisdale seconded, no discussion, all in favor, none opposed, motion passed and carried.

## 7. Reports

a) Architectural Review Committee – Troy Tisdale. Troy reports receiving plans for a new home and driveway to be cut. Both were approved. The owner doing the driveway cut went past that to create a building pad without a permit. Director Longhi requested that the board members be advised when a new building or improvement application is granted by ARC so Board members know what work they can see going on is approved or not approved.

b) Firewise Committee Report – Carlo Martinelli. Members of Firewise were introduced, Sue Battisti – Chair, Monika Friend, Robin Austin, and Carlo Martinelli – members. Carlo Summarized the events and steps that lead to ECR earning Firewise Community status. With Firewise certification ECR becomes eligible to participate in financial grants to enhance the Community's fire readiness status. An example might be an underground water storage tank to replenish fire trucks during an emergency.

Monika Friend explained the importance of record keeping since the HOA gets \$27.20 credit per hour for each hour spent clearing brush to maintain defensible space. The HOA is required to spend 1 hour per structure per year to maintain Firewise status eligibility which is about \$1,360 per year (based on 50 homes). Friend summarized that the total hours and materials spent in 2020 the HOA generated \$48,475.17 in credits towards Firewise. Credits cannot be carried forward from one year to the next, each year qualifies on its own.

c) Foreclosures – Bob Austin. Austin's review started with 2019 unpaid accounts receivable balance of about \$65,000. This being unpaid dues, penalties, and interest. After 18 months of collection efforts as well as foreclosed property sale liquidation resulted in a June 30, 2021, balance of only \$3,185.60. The money collected moved to the reserve fund and will be used for road maintenance.

d) Road Committee Report – Ed Lynch. Lynch secured 3 bids for the 2021 road work from Specialty Paving and Grading - \$199,366.45; Hardrives, LLC - \$120,750; and Earth Resources Corporation - \$95,374. Lynch explained that the Sterling Spur widening project was one bid, the speed bump and patch at the front gate was a separate bid item so both could be voted on independently of each other.

Director Latrell introduced a motion to select Earth Resources Corporation's complete bid (less soil compaction test) at \$96,359.80 and commence work as soon as possible. Director Tisdale seconded the motion, all in favor, none opposed, motion passed and carried.

e) Treasurers Report – Mike Longhi. Director Longhi reported the ending balance in 2020 after all expenses were \$175,032.77. Current balance is \$230,207.00. Director Longhi questioned why ECR posts the monthly homeowner version of the financials on the ECR website when outside parties can have access to this information. This question will be elevated to Tri-City Property Management to find out what posting is required if any. Current delinquency balance is \$3,185.00 consisting of 5 owners.

## 8. Unfinished Business.

- a) Update on 2021 road widening. This item was covered earlier in this meeting.
- b) Update on speed bump. This item was also covered earlier in this meeting.
- c) Update on unnamed roads. Ed Lynch reports that Robert Austin's research revealed that it is up to the first person to build on the unnamed roads to assign street names.

- d) Firewise certificate is posted on the website, owners may print copies to send to their respective insurance agents to determine if lower homeowner insurance rates could be possible with the new Firewise certification of ECR.

9. **New Business**

- a. Heavy monsoon rains on July 3 and resulting damage to roads, etc. Repairs to the ditches and culverts will be done in about 3 weeks when Earth Resources commences work on the road widening, speed bump and ditch and culvert clean out.
- b. Director Longhi's concern about staggered Board Terms. The HOA by laws have specific instructions on board member staggering that we must follow.
- c. Director Longhi's concern that delinquent assessments were not being treated the same. This item will be investigated fully and will be tabled until the next board meeting.
- d. Director Longhi's concern that the ballots were incorrect. This item also is included in item b. above in new business.
- e. Ratify the Unanimous Consent to send the Ballots. Director Longhi introduced a motion to ratify the unanimous consent. Director Tisdale seconded this motion, all in favor, none opposed, motion passed and carried.
- f. Discuss purchase of a computer and projector for the Association to show items to attendees. (Approximate costs – computer +/- \$300.00, projector +/- \$100.00). Director Latrell introduced a motion to approve the funds for a computer. Director Tomlin seconded the motion, all in favor, none opposed, motion passed and carried.
- g. Director Knopp has provided paper and printer ink at his own cost for in person HOA meetings since being appointed as secretary in 2019. He is asking for \$30 to reimburse for those expenses. Director Latrell introduced a motion to approve this reimbursement, Director Tomlin seconded the motion, all in favor, none opposed, motion passed and carried.

10. **Correspondence.**

None.

11. **Adjournment.** With no further business to discuss Director Latrell introduced a motion to adjourn the meeting, Director Tisdale seconded, all board and members in favor, motion passed and carried. The meeting adjourned at 7:17PM.

An Executive Session Board Meeting will take place immediately following that is only open to Executive Board members.

Submitted by:

*Leon S. Knopp*

Leon Knopp  
Secretary