

**Estates at Cherry Ridge  
Property Owners Association  
Regular Board Meeting  
July 13, 2020 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.

**Meeting Minutes – Approved September 14, 2020**

**General Business.**

1. Call to order. The meeting was called to order at 6:05p.m. by President Austin.
2. Directors attendance. Directors Latrell, Knopp, Longhi and Tisdale were present constituting a quorum.

Members attendance. There were 17 property owners present.

3. Chairpersons remarks. There were no remarks or comments from President Austin.
4. Member forum. There were no remarks or comments from the members.
5. Changes/additions to the current meeting agenda. There were no changes to the agenda.
6. Review and approval of March 09, 2020 meeting minutes. Director Knopp introduced a motion to accept the March 09, 2020 Regular Meeting minutes as written, Director Latrell seconded, no discussion, all in favor by both board and members, motion passed and carried.
7. Reports

Architectural review committee. Committee Chair Longhi reported 3 applications approved, one being for new construction, one being for a fence and the other for a pump house.

Cluster Mailbox & Entry Gate Enhancements. HOA volunteer labor completed the project at just under \$5,000 of the \$15,000-member approved budget in the January 13, 2020 Regular meeting. The security camera for the gate is on back order and will cost a couple of hundred dollars.

President Austin posted a picture of the proposed commemorative plaque recognizing all volunteers for construction and read the proposed verbiage. Austin continued by reading the names of all involved volunteering either labor or food to feed the volunteers. Not all volunteers spent the same amount of time, some were there for 100% of the time, others spent less time depending on what time they could volunteer.

\$1,431.62 is the cost of the proposed plaque. President Austin introduced a motion to move forward with purchase and mounting of the plaque, Director Knopp seconded the motion. A discussion followed, Director Longhi challenged that all volunteers' names appear when some spent less time than others on the project. Longhi feels that a letter sent to each volunteer and listing them on the website should be sufficient as was done in the past for volunteer snow removal efforts. He continued by pointing out the other volunteer projects where plaques were



not presented, citing his own efforts on a ditch and his service on the board and not receiving plaques for either of those efforts.

Director Latrell voiced his disagreement with Longhi, Longhi stated the reason Latrell disagreed was because his name would be on the plaque.

Director Longhi cited that the \$5,000 spent for Cluster mailboxes was not in the annual budget and the money needs to go towards repairing road damage. Director Knopp interjected, pointing out the Road Committee Report is listed later in this agenda, acknowledging Longhi's comments are valid, important, and asked him to please hold them until Road Report section of the agenda.

With there being no other discussion President Austin stated we have a motion and second for the plaque, a vote resulted in Austin, Latrell, Knopp and Tisdale voting yay, Longhi nay, members yay, motion passed and carried.

President Austin requested that all the old mailboxes be removed by July 31, 2020 and that Director Knopp has volunteered to remove any remaining boxes after that time. There are newspaper boxes at the Grant Woods Parkway/Hwy 169 gate that are being used and should not be removed.

President Austin referenced the previous approval to enhance the Dewey Overlook entry gate and that due to the cluster mailbox project this had been delayed. Austin stated there are 2 choices to be made, one for the entry sign concept and the other the new color scheme for the sign and gate structure that is currently painted white. He displayed images of the sign and color options of brown or white. \$2,082.01 is the cost of the sign.

Director Longhi commented that the cost is excessive, a simple sign will suffice, and the current gate structure should remain white as it stands out especially at night. Austin stated that new lighting will be installed that will provide more visibility at night. Feedback from members attending the Zoom meeting were in favor of the brown color scheme. President Austin introduced a motion to move forward with the sign and brown color, Director Knopp seconded the motion, the vote resulted in Austin, Knopp, Latrell and Tisdale in favor, Longhi opposed, members in favor, motion passed and carried.

Firewise Committee Report. President Austin introduced the members of the newly formed Firewise Committee. Susan Battisti is chairperson assisted by committee members Carlo Martinelli, Monika Friend and Robin Austin. Austin read the statement prepared by Chair Battisti and referenced the recently posted Evacuation Plan, ECR evacuation routes and code red website and encouraged members to register as this will insure, they are notified in case of an emergency.

Foreclosures. President Austin reviewed the 2019 McClinton foreclosure of 5 lots that were then sold to HOA members generating cash for the HOA. Rather than face foreclosure Miller elected to make an offer of about 75% of what was owed to the HOA which was accepted.

Road Committee Report. Road Chair Director Longhi reported he has met several times with committee members Ed Lynch and Joel Hughes to discuss work needed but cited that it is difficult to get bids at this time. Longhi said Specialty Paving provided an extremely high bid of over \$15,000 to repair the damaged road in 2 places and about \$100,000 to widen and repair Grant Woods Parkway from the intersections of Bonanza Trail and Sterling Spur Road. Director Longhi's recommendation is to continue to solicit bids and wait until we get a bid that is more affordable for the HOA for the scope of work required.



Southern Properties. President Austin reports that to date there is only one property owner in the Southern Properties that is making contributions for road upkeep to ECR. The greatest road damage is being caused by trucks accessing the building site of future home for author Jay Falconer. Falconer owns multiple properties and Tri-City is unsure as to which parcel, he is building the large home on. Director Longhi states that building is occurring on 2 properties, the actual parcel numbers are not known to the HOA, Deja from Tri-City will check with the county.

Treasurers Report. President Austin asked Treasurer Longhi to report prefacing his request with acknowledging the fact that the May financials were not released until 23 minutes prior to the commencement of this meeting. Director Longhi reported that he did not have time to review the financials but stated the HOA currently has \$200,000 in the bank (\$107,000 in operating and \$100,000 in reserve accounts). Based on the remaining 2020 budget demands and the cash on hand Director Longhi introduced a motion to transfer \$50,000 from operating to reserve account. Director Knopp seconded the motion, all directors and members voted yay, motion passed and carried. Deja from Tri-City will make the actual transfer.

8. Ratify unanimous consent to accept bid from Mel's Weed Control! President Austin introduced a motion for the members to ratify the prior board's unanimous consent, Director Knopp seconded, all board and members voted yay, motion passed and carried.

9. Review 2020-2021 board officers and assigned positions. President Austin introduced a motion that the 2020-2021 board positions remain assigned to the current board members, Director Knopp seconded the motion, all board and members voted yay, motion passed and carried.

10. Review 2020-2021 Road, ARC and Firewise board assigned committee Members. President Austin addressed Director Longhi and suggested he felt that Director Tisdale would be better suited to chair the ARC committee due to his professional experience in architecture and construction, explaining the HOA needs to match up existing talents to HOA needs. President Austin introduced a motion to replace Director Longhi with Director Tisdale as chairperson of the ARC. Director Knopp seconded the motion, there was no further discussion, all board and members voted yay, motion passed and carried. President Austin stated that would be the only structure change in any of the committees.

11. Adjournment. With no further business to discuss Secretary Knopp introduced a motion to adjourn the meeting, Director Latrell seconded, all board and members voted yay, motion passed and carried. The meeting adjourned at 6:39PM.

Submitted by:



Leon Knopp  
Secretary