

**Estates at Cherry Ridge
Property Owners Association
General Board Meeting
June 10, 2019
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Approved July 8, 2019

The meeting was called to order at 6:01 p.m. by President Bob Austin. Directors in attendance were Mike Longhi, Monika Friend, Troy Tisdale, and Geri Moore.

There were 10 Property Owners present.

The President introduced representatives from Tri-City Property Management Services, Inc., our new management company. Jean-Marie Bellington introduced our new contact person, Deja Jetmir. Both were present at the meeting.

There were no additions or deletions to the Agenda.

No one spoke during the Member Forum.

A motion was made by Director Friend and seconded by Director Longhi to waive the reading of the last Monthly Meeting Minutes in May and accept them as written. The motion was unanimously approved.

The final bid on the roads has been received from Earth Resources. The chip sealing of Bonanza Trail will cost \$9,300. Since a motion was passed to spend an amount under \$10,000.00 at the last meeting, this amount was included in our contract with the company and the contract was signed by President Austin. There is no start date for the work at this time.

President Austin thanked Property Owner Stu Friend for his work on obtaining the bids and final contract.

The Architectural Review Committee had one submittal and it was approved. It was for a new home on Tango Road submitted by Manuel Topete.

A financial report was given by Treasurer Friend. She stated that the POA has a balance of \$167,836.55 in its accounts.

An accurate accounting of the delinquent assessments could not be presented at this meeting. There are some questions on the report given by HOAMCO and the true accuracy of this report during this transition from them to Tri-City.

Under Unfinished Business, Director Austin reported that the Lawyer had been contacted by the lawyer for the owners of the five properties in foreclosure. They proposed that we accept the deeds in lieu of proceeding with the foreclosure. A discussion followed. Director Longhi made the following motion:

I move to accept the deeds on the properties in lieu of proceeding with the foreclosure process.

It was seconded by Director Tisdale and unanimously passed.

Further discussion followed. It appears that some current property owners are interested in the parcels. The Board will determine a price to cover all of the back fees and attorney costs. The item will be discussed at the Annual Meeting on July 8, 2019. Property owner John Moore also suggested that all current owners be notified that the properties are available. It was decided that the properties would be posted on the website as soon as the deeds were in the possession of the Board

The proposed fees that the Board hopes to collect from the Southern Properties were next on the Agenda under Unfinished Business. The topic of setting a fixed fee verses setting a fee with a clause for increases was discussed. Director Longhi made the following motion:

To leave the yearly fee at \$200 to begin at the time a permit to construct is issued with no proposed increase in the future.

The motion was seconded by Director Friend and unanimously passed.

The roads will be closely monitored and if this fee needs to be increased in the future due to road wear and tear, the matter will be addressed at that time.

Under New Business, President Austin spoke to the group about the Annual Meeting to be held at this same location on July 8, 2019 at 6 pm. He encouraged everyone to attend the meeting and reminded them of the importance of voting. The Board requested that Tri-City update them with the number of ballots submitted one week before the election.

A letter was sent to property owner Hemmingsen concerning their proposed construction. Director Longhi received a call from the owners which stated that they plan to restart the construction of the home and permits are now posted.

Thank you to Director Longhi for his follow-up.

Director Longhi reported that the weed spraying will start next week or ASAP.

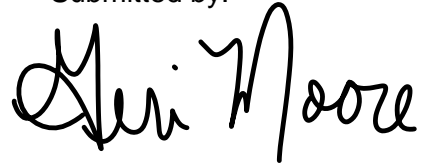
He also requested that a letter be sent to the new property owners Hughes reminding them of the CC & R's concerning dogs. It was reported that their dogs had been running through the area unleashed.

Finally, he requested that a letter be sent to property owner Townsend concerning open septic site test holes. These open holes present a safety hazard.

Property owner Chris Latrell requested to address the group. He asked for information clarifying how HOAMCO had notified individuals of late fees. He also introduced a new property owner Kurt Rogstad. Welcome Kurt!

With no further business to discuss, a motion was made by Director Longhi and seconded by Director Tisdale to adjourn the meeting. The motion was unanimously passed.
The meeting adjourned at 6:37 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 "G" and "M".

Geri Moore
Secretary