

**Estates at Cherry Ridge
Property Owners Association
Regular Board Meeting
March 08, 2021 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.

Approved Minutes

General Business.

1. Call to order. The meeting was called to order at 6:00p.m. by President Austin.
2. Director's attendance. Directors Knopp, Tisdale, Latrell and Longhi were present constituting a quorum.

Member's attendance. There were 7 property owners present.

3. Chairpersons remarks. President Austin stated that there will be 3 open board positions that that need to be filled at the July annual meeting. Director Tisdale stated his continuation after July is debatable at this point. The HOA needs volunteers to serve on the board!
4. Member forum. No comments from the membership.
5. Changes/additions to the current meeting agenda. No changes to the agenda.
6. Review and approval of January 11, 2021 meeting minutes. Director Knopp introduced a motion to accept the January 11, 2021 minutes as written, Director Longhi seconded, no discussion, all in favor by both board and members, motion passed and carried.

7. Reports

- a) Road Committee Report. Committee member Ed Lynch ensured the board had received his recently submitted report detailing the proposed widening of Sterling Spur Road in 2021. The long range plan being that in 2022 the work on Grant Woods Pkwy in 2020 and Sterling Spur in 2021 would be chip sealed. Lynch stated that Sterling Spur could be repaired and widened in sections to spread the cost out over 2 years to lessen the financial blow.

President Austin suggested the speed bump requested just above the Longhi residence be included in the bids for road work. Austin stated he had surveyed the Longhi driveway and corner and stated a hazard exists when the Longhi's are backing out of their driveway, unable to see speeding vehicles coming down the hill from the Southern Properties.

Lynch stated that there are unnamed roads running off Grant Woods Parkway north of the Grant Woods Parkway / Bonanza Trail intersection and south of the intersection of Grant Woods Parkway and Lone Fox Trail. With increased lot sales activity there have been requests to have those roads named. Lynch explained the process to assign a name to an unnamed road. Austin suggested that Lynch solicit name suggestions from the community and present at the next meeting for approval.

- b) Architectural Review Committee. Chair Tisdale reported one new building application for residence by property owner Vasquez that was denied. Suggestions were sent with the denial letter on how the applicant can meet HOA guidelines and get the application approved.

Applications for refunds of building application road fees were applied and granted to Oslamma and Wickman.

Director Longhi questioned the home being built by Robles using ICF (insulated concrete form) stating that the CC&R's state all homes must be stick built meaning with lumber and not other methods. Tisdale stated his interpretation is that the exterior must meet the HOA requirements, the Roble's home will be finished in stucco and it meets the requirements.

- c) Treasurers Report. Director Longhi reported bank balances of \$ 119,806.67(operating) and \$ 105,854.52 (reserve) for a total of \$ 225,661.19. Director Longhi introduced a motion to Transfer \$60,000 from the operating account to the reserve account, motion was seconded By Director Knopp, all in favor, none opposed, motion passed and carried.
- d) Firewise Committee Report. Carlo Martinelli reported that the Firewise Committee has completed 98% of the plan for Estates at Cherry Ridge to receive certification as a Firewise community. Carlo reminded everyone that property addresses clearly visible from the roads helps emergency responders get to where help is needed quickly.

Firewise proposes 2 events – April 1, 2021 at 9:00AM to be a volunteer clean-up of brush at the hair-pin turn, May 1, 2021 at 9:00AM to be a general education to the community on wildfire prevention and potential benefits from becoming a Firewise community with the fire department in attendance. Firewise is seeking board approval to hold these events on HOA owned land. Director Knopp introduced a motion to allow Firewise to use HOA land, Director Latrell seconded the motion, all in favor, none opposed, motion passed and carried.

- e) Assessments. Director Longhi reported that there are 27 owners on the collections report. one is for \$1,200; all the others are for unpaid 2021 dues and total roughly \$9,000. Director Longhi expressed concern that dues invoices sent by email are not being received and stated the invoices should also be sent via USPS. Director Longhi introduced a motion that invoices be both emailed and send via USPS, Director Latrell seconded the motion, all in favor, none opposed, motion passed and carried.

8. Unfinished Business.

- a) President Austin cited the recent snowstorm, the volunteer work crew that plowed the roads and the fact that the issue of volunteer insurance coverage died without a motion or vote. By not having this coverage, it places the HOA in harms way should there be an accident. Director Latrell introduced a motion to have Tri City renew the volunteer accident coverage, Director Knopp seconded the motion, all in favor, none opposed, motion passed and carried.

9. New Business

- a) July 12 Annual Meeting, the following needs to be voted on,
 - Tri City mailing the ballots by April 1, at a cost of \$200. Director Knopp introduced a motion for Tri City to perform this task, Director Tisdale seconded, all in favor, none opposed motion passed and carried.
 - Do we want a representative from Tri City to attend the annual meeting - \$75 per hour? President Austin suggested we wait until we see if we will have candidates and an actual election, all board members agreed, there was no motion introduced and no vote.
 - Fix board member "staggering" issue. It was decided to hold off on this as well.
- b) The speed bump item was addressed previously in the road committee report.
- c) The April 1 Firewise event was addressed previously during the Firewise Committee report.
- d) The May 1 Firewise event was addressed previously during the Firewise Committee report.

10. Correspondence. – None.

11. **Adjournment.** With no further business to discuss Director Latrell introduced a motion to adjourn the meeting, Director Knopp seconded, all board and members in favor, motion passed and carried. The meeting adjourned at 6:35PM.

Submitted by:

Leon S. Knopp

Leon Knopp
Secretary