

**Estates at Cherry Ridge  
Property Owners Association  
General Board Meeting  
March 09, 2020 at 6:00PM  
Location: Prescott Country Club  
1133 Old Chisholm Trail  
Dewey, AZ 86327**

**Meeting Minutes (Approved at July 13, 2020 Meeting)**

**General Business.**

Call to order. The meeting was called to order at 6:01p.m. by President Austin.

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

There were 11 property owners present and one rental tenant present.

Chairpersons remarks. President Austin provided updates on the land clearing west of the HOA. Clearing is being done by the state for future fire prevention. Austin contacted James Robbins at the state, the State's goal is 50% reduction potential fire fuel. Robbins is also the district contact for the Yavapai Firewise Commission. There will also be clearing along the HOA southern border. Robbins inquired if ECR would be interested in becoming a Firewise member at the HOA level? Owner Sue Battisti volunteered to be the lead contact for ECR. On March 5 Sue attended a meeting at Prescott Area Wildland Urban Interface Commission (PAWUIC). There will be a meeting at Blue Hills Café on April 7 at 9:00AM with Fire Chief Lombardo to discuss Firewise and how they can help our community. A motion was introduced by Director Latrell to form a committee for Firewise and fire prevention. Director Knopp seconded the motion, Director Longhi approved, Director Tisdale absent, no other objections, motion passed and carried.

Member forum. There were no remarks or comments from the members.

Changes/additions to the current meeting agenda.

1. There were no changes to the agenda.

Review and approval of January meeting minutes. A motion introduced by Director Knopp to waive the reading of the last monthly meeting minutes in January and accept them as written, seconded by Director Latrell, all in favor, none opposed, motion carried.

**Reports**

Roads. Road Chair Longhi reports they are still waiting on the survey report to come back.

Architectural review committee. ARC Chair Longhi reported two items.

President Austin's application to get his driveway black topped, Longhi said the application was not necessary.

Wickman new construction application was approved. There was prior concern about ground mounted solar panels, it was determined there is not solar on this project.

ARC member Ed Lynch requested that all plans submitted be in written format, the digital submissions are too hard to read.

Financial statement. Director Longhi reported from the January financials. The HOA had \$97,572 in the operating account and \$96,388 in the reserve account. Total of \$197,961. Open A/R balance of \$31,165. Longhi had not yet received the February financials, Austin updated the February balances to \$109,857 operating and \$99,036 reserve.

Assessments. Nothing new was added.

### Unfinished Business.

1. Update on USPS Mailbox project. President Austin provided a handout showing different boxes and enclosure designs. At the January meeting several community members expressed concerns about not having enough parcel boxes, USPS has since offered to provide an additional 2 parcel boxes at no cost. A lively debate ensued as to if the HOA should accept and install the additional parcel boxes, if so, it will provide 64 regular mailboxes and 16 larger parcel boxes. This will also necessitate a 2<sup>nd</sup> 16'x4'x6" slab and enclosure.

A couple of concepts were discussed.

- Hiring out all the work, a rough cost was estimated in the \$13,000 dollar range.
- Forming a volunteer labor force from the HOA to do all the labor, this save the HOA money over hiring a contractor.

A proposal was introduced to allot a \$15,000 budget for the mailbox project. Director Latrell introduced a motion to move forward with the \$15,000 cap, Director Knopp seconded the motion. President Austin voted yay, Director Tisdale was absent, Director Longhi opposed, community voted yay, motion carried. Proposed completion date is sometime in April, an exact date was not able to be provided due to too many variables at this time.

Owner Stuart Friend suggested that when owners in the Southern Properties need mailboxes that the HOA could lease them ground at the Dewey Overlook gate or get them to contribute \$200 a year to road maintenance.

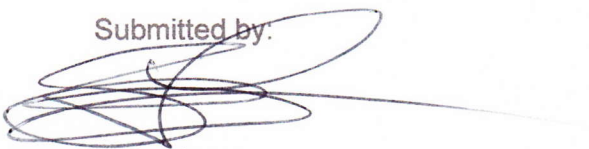
2. Cost of obtaining power at the Dewey Overlook gate. Director Knopp reviewed the rough costs of about \$17,000 without trenching or pipe to run underground from the last APS box near the hairpin turn and about \$27,000 to bring power from across HWY 169 also without cost of trenching or pipe. This was for informational purposes only, no motion or vote transpired on this item.
3. Update on lot 065F, voted on in the January 13, 2020 meeting. A notice of intent to send to collections in 30 days was mailed to the owner of lot 065F, no response was received. President Austin introduced a motion to send this \$1,996.00 debt to collections, motion was seconded by Director Knopp, no discussion, nobody opposed, all in favor, motion passed and carried.
4. Ratify unanimous consent to approve topographical survey for 2020 road maintenance and enhancement. Director Longhi introduced a motion to ratify, motion seconded by Director Knopp, all in favor, none opposed, motion passed and carried.

## New Business

1. Current Google web search shows the address and telephone number for Director Longhi's residence when searching either Estates at Cherry Ridge, Dewey, AZ or ECR, Dewey, AZ. Director Knopp introduced a motion to change the contact information from Director Longhi's residence to Tri City Property Management, Director Latrell seconded, all in favor, none opposed, motion passed and carried. Tri-City to make the change.
2. Set a dollar amount over which the HOA must obtain a minimum of 3, preferably 3 bids before a contract can be signed to have work performed. Amounts under the decided dollar amount can be done without additional bids. President Austin suggested \$1,500 or less can be done without attempting to obtain multiple bids. Director Longhi suggested \$3,000. Director Longhi introduced a motion to set the limit at \$3,000, Director Knopp seconded the motion, all in favor, none opposed, motion passed and carried.
3. Vote on HOA obtaining additional insurance to provide coverage when volunteer help is used on HOA projects. Hartford Insurance has provided a quotation of \$340 per year for coverage. Director Latrell introduced a motion to move forward with the proposed coverage, Director Knopp seconded the motion, all in favor, none opposed, motion passed and carried.
4. Propose change for all ARC requests be made direct to Tri-City Property Management to consolidate and record all applications and information in a central location. Tri-City will then disseminate to ARC committee. Director Longhi stated he has updated one of the two ARC forms to showing to submit to Tri-City. No action was taken on this item as it has already been taken care of.
5. Discuss allowing land base mounted solar panels at ECR. Currently solar panels can be mounted on roofs of buildings. Should panels mounted on the ground be allowed? Arizona state law prohibits an HOA from imposing rules that create unreasonable cost or diminish the efficiency of the solar system. Director Longhi expressed potential concerns about ground based solar panels being unsightly and causing dissatisfaction amongst some community members. Any applications are made to the ARC committee so there will be advanced notice if potential issues may exist, it was decided to handle on a case by case basis, no motion or vote transpired on this item.
6. New Item. Prior to adjournment owner Dal Spicer made the HOA aware that the new owner the Moore's old house intends to restore old cars in the garage and stage cars for future work inside the garage outside on the parking area outside the house. Director Longhi stated he understands all vehicles must have current license and registration. President Austin stated that a homeowner is not allowed to create a nuisance for other owners. Director Knopp said he would review the CC&R's regarding parking rules and advise the board.

With no further business to discuss, a motion was made by President Austin to adjourn the meeting. The meeting adjourned at 6:58 P.M.

Submitted by:



Leon Knopp  
Secretary