

**Estates at Cherry Ridge
Property Owners Association
General Board Meeting
March 11, 2019
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Approved April 8, 2019

The meeting was called to order at 6:02 p.m. by President Bob Austin. Directors in attendance were Mike Longhi, Monika Friend, and Geri Moore. Director Troy Tisdale was absent.

There were 11 Property Owners present.

President Bob Austin thanked the property owners for coming to the Board meeting.

There were no topics presented during the member forum.

There was one addition to the Agenda under New Business. The Board will discuss accepting or rejecting a property owners request to waive fees based on the information presented by that owner.

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

There was no road report given. The weather had been such that an evaluation of the roads could not be done.

Director Longhi suggested that the Board pay Stu Friend, Jim Scott, and Rick Malchow for their recent snow removal services during the last storm. These payments would be subtracted from the funds budgeted for the roads. The payments would be for the use of their equipment and to cover the cost of the fuel. Director Longhi made the following motion:

I move that the Board pay Stu Friend \$100, Jim Scott \$150, and Rick Malchow \$100 for snow removal during the last storm.

The motion was seconded by Director Moore and passed unanimously.

The Architectural Review Committee reviewed and approved 2 requests and has one pending. They have the plans for the pending request but are holding the approval until after the Board makes a decision under New Business at this meeting concerning the submittal fee.

A financial report was given by Treasurer Friend. She reported that we have a balance of \$54,000 dollars in our bank account with \$121,000 in our reserves. She had an account question about a \$200 fee on the financial report that was given to her by HOAMCO and will contact Jana Lamb at HOAMCO to get clarification.

Director Austin stated that we have moved to the second stage of the pre-foreclosure process on 7 properties. There are two properties that are still listed on the past due funds list that the POA will probably not be able to collect. It was decided that they will remain on the past due list for the time being.

It was decided that the Board would not move forward at this time to rent a Post Office box.

Director Longhi presented a proposed fee schedule to assess individuals that did not submit plans and receive approval prior to beginning improvements. After input from the Board and the owners present, Director Longhi made the following motion,

I move that we accept the following:

The following fine schedule is for lot owners working on properties without approval from the Architectural Review Committee with the exception of the installation of wells or test holes for septic.

Test holes dug for septic must be refilled within 14 days after county approval.

Leveling or changing the contour of a lot will not be allowed without a site plan, as this may cause drainage problems and sediment on the back bone roads. Some type of sediment barrier should be used to eliminate problems on roads.

Anyone not following the requirement to submit plans, pay the appropriate fees, and receive approval prior before starting work would be sent a cease and desist order. If ignored, a fine of \$100 can be assessed after 7 days and the owner continues to be charged \$100 for every week thereafter until work is stopped and plans and fees are received.

Home owners changing the exterior or property drainage would be sent a notice to obtain an approval from the Architectural Committee. If ignored a fine of \$50 per day can be assessed after 7 days from receiving a notice to quit and obtain the proper paper work.

Home owners will be required to clean any sediment washed on the road due to construction, rain, storm, or changes to the site drainage. Notice would be sent to notify the home owner of the problem and two weeks would be allowed for cleanup. If not completed, the association will clean up the road and charge the home owner for the cost.

The motion was seconded by Director Friend and unanimously passed.

The Board then discussed a change in management companys from HOAMCO to Tri-City Property Management Services, Inc. A discussion of services and fees followed. Director Longhi made the following motion:

I move to change our management company to Tri-City Property Management Services, Inc.

The motion was seconded by Director Moore and unanimously passed.

Tri-city will be contacted and they will send the letter to HOAMCO giving them the required 60 day notice of the contract termination and deal with the transfer of responsibilities. The new contract will be for one year and will start after the 60 day period.

The prescriptive easement issue with the Southern Properties was discussed and it was decided that the cost sharing letter would be sent to the owners. The Board will wait to see their reaction before proceeding further. Lot owner Flo Martin suggested that we ask what avenues the New Management Company might suggest.

A property owner who had previously been on the Board, submitted plans for a guest house but stated that the fee for plan review was not required. He produced a paper showing a motion that had been presented in a meeting in 2012 and purportedly passed which waived this fee. No minutes to that meeting could be found to confirm this statement. A discussion followed. It was discovered that this document only affected two plans that had been submitted since 2012. Subsequent motions had been passed to clarify the fee structure so in an effort to be reasonable, Director Friend made the following motion:

I move to waive the \$500 fee for the property owner's guest house construction and refund one previous fee collected of \$250.

The motion was seconded by Director Moore and passed 3 to 1.

After the fee discussion on the above property Director Longhi presented the revised Architectural Control Committee form to be used for changes to existing properties. The form was reviewed and accepted. (It can be seen as Attachment 1).

It was reported that a vicious dog had been encountered around the intersection of Apple Tree Lane and Grant Woods Parkway. Property owner Russell Wilson stated that he would check to see if the dog was still there. Anyone encountering the dog should call animal control or POA President Bob Austin.

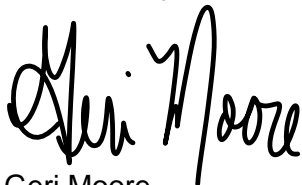
Property owner Dal Spicer stated that he had noticed cars leaving the Group Home on Apple Tree Lane were exceeding the speed limit. A letter will be mailed to the owner of the property reminding them not to exceed the speed limit in the community.

The only correspondence noted was a letter sent to Property Owner Jim Scott thanking him for his help in snow removal during the New Years Eve snow storm.

With no other pending business, Director Friend made a motion to adjourn the meeting. It was seconded by Director Moore and unanimously passed.

The meeting adjourned at 7:04 P.M.

Submitted by:

A handwritten signature in black ink that reads "Geri Moore". The signature is written in a cursive, flowing style.

Geri Moore
Secretary

Attachment 1

THE ESTATES AT CHERRY RIDGE

Architectural Control Committee
Home Improvement
Major Landscaping – Painting- Fencing, etc.

Please submit to: The Estates at Cherry Ridge
ARC Review Committee
c/o Mike Longhi
955 South Grant Woods Parkway
Dewey, AZ 86327-6756

PDF files can be emailed to: mlonghi@snet.net

Applicant: Please complete the following section:

Date _____

Homeowner(s) _____

Phone Number _____

Physical
Address _____

Parcel
/Lot Number _____

Builder _____

Builder Phone
No. _____

Please circle/submit documents where applicable

Landscaping Plans (where water course is changed as to cause a drainage issue
to the roads or neighboring properties)

Shed or small building and location on property (less than 200 sq ft)
Buildings larger than 200 sq ft shall use the New Home Building application

Color change to home

Changes to exterior of home

Changes to color of roof

APPROVED _____

DATE: _____

DISAPPROVED: _____

DATE: _____

COMMENTS:
