

**Estates at Cherry Ridge  
Property Owners Association  
General Board Meeting  
May 13, 2019  
Location: Prescott Country Club  
1133 Old Chisholm Trail  
Dewey, AZ 86327**

**Approved June 10, 2019**

The meeting was called to order at 6:00 p.m. by President Bob Austin. Directors in attendance were Mike Longhi, Monika Friend, Troy Tisdale, and Geri Moore.

There were 14 Property Owners present.

The President had no opening remarks.

There were no topics presented during the member forum.

There were no additions or deletions to the Agenda.

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

A motion was made by Director Longhi and seconded by Director Friend to approve the Minutes of the April Executive Session as written. The motion was unanimously approved.

Property Owner Stu Friend gave the Road report. He stated that Earth Resources had submitted an estimate in the amount of \$31,937.58 to do a variety of work along the backbone roads. (Estimate is attached). A lengthy discussion followed with input from several lot owners present.

A motion was made by Director Moore as follows:

I move to accept the estimate from Earth Resources as submitted with supplemental work to be done on Dewey Overlook not to exceed \$10,000.

The motion was seconded by Director Friend and unanimously passed.

The Architectural Review Committee had no new requests.

Director Austin noted that footing had been placed on a parcel located on Bonanza Trail last May. No form or plans had been submitted to the Architectural Review committee. He asked

Secretary Moore to send a letter to the property owner. He stated that he would forward the information to her.

A financial report was given by Treasurer Friend. She stated that the POA has a balance of \$180,407.20 in its accounts.

Director Austin reported on the properties currently in foreclosure. He stated that the owner on 5 of those properties has a deadline of 5/17/19 to respond. We have been given the go ahead to move forward on the 2 remaining parcels and the Board approved this action.

The list of delinquencies shows that 56 parcel owners still owe late fees. It was decided that Director Friend would work with Tri City to contact these owners and collect the fees.

Under Old Business, Director Austin reported that Tri City will be fully on board as of June 1, 2019 and a representative from the company would be present at the next meeting.

Under New Business, President Austin reported that a meeting had been held earlier that day with the "Southern Properties" owners. Four owners of the thirty attended but it was very positive. They requested that we charge them a flat rate. The fee would start when a permit was issued and construction began and that fee would be \$200 per tax parcel per year. This amount would not increase unless the yearly fees for The Estates at Cherry Ridge as a whole would and that the increase would be at the same percentage as the Cherry Ridge property owners. This was approved by the Board and Director Austin will contact the attorney and request a new agreement to reflect these points.

Director Longhi stated that it was now time to spray the weeds along the road. He made the following motion:

I move that we spend up to \$1500 to spray the weeds along the backbone roads.

The motion was seconded by Director Tisdale and unanimously passed.

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

The meeting adjourned at 6:45 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



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 OSHA HAZWOPER Certified

**Bid Proposal Addressed To:**

Hoamco  
 3205 Lakeside Village  
 Prescott, AZ 86304

**Project Name**

The Estates of Cherry Ridge

**Project Location**

Various

Plans drawn by:

Dated:

DESCRIPTION	Units	Unit Cost	Total
Mobilization	1	225.00	225.00
<b>Shoulder Roads &amp; Clean bar Ditches</b>			
Mini-Excavator (308 Cat) w/Thumb	20	75.00	1,500.00
210 Gannon Tractor	20	65.00	1,300.00
Double Steel Drum Roller	10	55.00	550.00
5cy/8ton Bobtail Dump Truck	20	55.00	1,100.00
Skilled Laborer	40	25.00	1,000.00
Truck/Tools/Supervisor	20	55.00	1,100.00
		<b>Overhead</b>	<b>327.50</b>
		<b>Total</b>	<b>6,877.50</b>
<b>Patch Roadways &amp; Widen proposed areas</b>			
Mini-Excavator (308 Cat) w/Thumb	20	75.00	1,500.00
210 Gannon Tractor	30	65.00	1,950.00
5cy/8ton Bobtail Dump Truck	20	55.00	1,100.00
Double Steel Drum Roller	10	55.00	550.00
Skilled Laborer	80	25.00	2,000.00
Truck/Tools/Supervisor	30	55.00	1,650.00
Saw Trailer	6	50.00	300.00
20ton/ Super 14 Dump Truck	6	85.00	510.00
Asphalt (per Ton)	40	70.30	2,812.00
		<b>Overhead</b>	<b>618.60</b>
		<b>Total</b>	<b>12,990.60</b>
Above are estimated times at the contracted rate. Final invoice will reflect actual usage			
<b>Bonanza East</b>			
Chip Seal with .45 gallons per SY of CRS2P & 25lbs per SY of low volume chips. Includes pre & post cleaning (per SY)	2976	3.53	10,505.28
Fog seal roadway with .15 gallons per SY of CQS 1H 50/50. (Per SY)	2976	0.45	1,339.20
<b>Asphalt patched at hairpin turn to be completed with no charge to HOA</b>			
Sales Tax—Yavapai County—None—MRRA			
<b>TOTAL</b>			<b>\$31,937.58</b>

**EXCLUSIONS:** Proposal does not include the following: S.W.P.P. Plan, survey or layout, density testing, special inspections, export of any unknown hazardous materials, rock excavation (any hard dig situation incurred that a 310 size, rubber-tire backhoe is unable to dig), blasting and hammer hoe expenses, or permits.

**ESTIMATE IS GUARANTEED FOR 30 DAYS FROM ORIGINAL DATE.**

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specification involving extra costs, will be executed only upon written orders and will become an extra charge in addition to the original amount.

Wyatt Orr

4/22/2019

ACCEPTANCE SIGNATURE