

# Estates at Cherry Ridge Property Owners Association

Regular Board Meeting  
May 09, 2022, at 6:00PM

**Location:** PCC-HOA  
1133 Old Chisholm Trail  
Dewey, AZ. 86327

## Approved Minutes

### General Business.

1. **Call to order.** Called to order at 6:00p.m by Director Knopp.
2. **Director's attendance.** Directors Knopp, Latrell, and Tisdale were present, Directors Tomlin and Longhi were absent. 3 directors present constitutes a quorum.  
**Member's attendance.** There were 7 property owners present.
3. **Chairpersons remarks.** Director Knopp chaired the meeting. He talked about Bob Austin moving from the HOA to the valley, his accomplishments on and off the board and will be missed.
4. **Member forum.** Dan Macindoe and Michelle Ortega introduced themselves and own 6 acres at Tango and Brunello in the HOA. Dan has applied to run for the ECR board in July, he has experience serving on an HOA board in Washington State. Michelle is interested in joining the ECR Firewise Committee. Welcome Dan and Michelle!
5. **Changes/additions to the agenda.** No changes or additions to the meeting agenda.
6. **Review and approval of March 15, 2022, meeting minutes.** Director Tisdale Introduced a motion to accept the March 15, 2022, minutes as written, Director Latrell seconded, no discussion, all in favor, motion passed and carried.

### 7. Reports

- a) **Architectural Review Committee** – Director Tisdale reported there were no new building applications received. Concern was expressed that the culvert for the lot across from Battisti on Bonanza Trail be installed prior to planned chip sealing. Troy will contact Deja at Tri-City to interact with the builder that has purchased that property from former owner Vasquez.
- b) **Assessments and Treasurers Report** – In Director Longhi's absence Director Knopp presented the report. Since the March treasurers report did not happen Knopp reported for both the March and current meetings. As of February 28, 2022, Operating account balance was \$121,731.07, reserve account balance \$92,159.00, for total cash balance of \$213,890.07. Collections report open balance was \$5,045.37 comprising of 14 open accounts. As of April 30, 2022, Operating account balance was \$124,986.13, reserve balance \$ 92,429.28, for total cash balance of \$217,415.41. Collections balance of \$1,627.92 comprising of 2 open accounts. Knopp commented on how far the HOA has come regarding collections and cited the efforts of Robert Austin to collect the old money and set the tone moving forward.

- c) **Firewise Committee Report** – Committee member Monika Friend reported on the April 30, 2022, Firewise BBQ that was held near the Dewey Overlook Way gate. Purpose of the BBQ was outreach to owners making them aware of methodology to prevent wildfires, and increase defensible space around their structures.

Friend cited the efforts of owner Tim Pfeiffer clearing brush from around his home and his cleanup along Hwy 169 of brush using his tractor. That provides a buffer between the highway and start of brush to deter ignition from sparks, discarded cigarettes or other sources of ignition.

Friend also cited the recent and ongoing brush clearing at the Knopp, Battisti, Friend and Wilson residences.

Director Knopp interjected informing everyone that Monika Friend had spent \$159.60 on food and supplies for the April 30, 2022, BBQ and should be reimbursed. Director Knopp introduced a motion to reimburse Friend, director Latrell seconded, no discussion, all in favor, motion passed and carried.

Friend reminded everyone that the dump in Mayer is accepting brush at no cost during the months of May and June.

- d) **Road Committee Report** – Road Committee member Ed Lynch was not present, Director Knopp reported Earth Resources has submitted a bid for \$51,855.45. Based on the HOA's positive experience with Earth Resources and less favorable outcomes with other vendors Knopp encouraged this bid be decided on to lock in the price and get on the schedule. Since this bid is based on the cost of oil which is increasing it might be wise to lock this in.

Concern was expressed about the heavy truck traffic circumventing the hairpin turn by using Endless View Road and causing heavy road damage. Endless View is not a backbone road that the HOA maintains and is up to adjacent property owners to maintain. Consensus from all is there needs to be a plan to solve the maintenance issues on non-backbone roads as more properties are improved.

Director Knopp introduced a motion to accept the Earth Resources bid and get on the schedule, Director Tisdale seconded the motion, all in favor, none opposed, motion passed and carried.

## 8. **Unfinished Business.**

- a) Update on HOA computer purchase. Bob Austin was handling, Director Knopp will contact Austin for status and continue the project.
- b) Update on moving the speed bump sign away from the Longhi's driveway. Since Directors Longhi and Tomlin were not present there were no updates to report. Another homeowner spoke up saying the sign has already been moved. No additional details provided.

## 9. **New Business**

- a. Ratify Unanimous consent to mail cards to members requesting nominations for the July 11, 2022, Board of Directors election. Director Knopp introduced a motion to ratify the unanimous consent, Director Latrell seconded the motion, no discussion, all in favor, motion passed and carried.
- b. Ratify Unanimous consent to have Tri-City Property Management manage the annual meeting including the following,
- Sending Request for nominations
  - Sending ballots (which include a continuation provision if quorum is not met)
  - Having a representative present at the meeting to count votes and manage other business

Director Tisdale introduced a motion to ratify the unanimous consent, Director Latrell Seconded the motion, no discussion, all in favor, motion passed and carried.

c. Review and vote to approve the 2022 Absentee Ballots and 2022 Annual Meeting notices in black and white format. Knopp explained that a continuation clause has been added so a quorum is not met on July 11, votes can continue to be solicited and when a quorum is reached a meeting can be called rather than waiting until the following year. Director Knopp introduced a motion to accept and utilize the ballots for the July 11, 2022 Board of Directors Election, Director Latrell seconded the motion, no discussion, all in favor, motion passed and carried.

d. Review and vote to adopt the New Owners Packet updated,  
- List of Board of Directors and HOA Committee Members  
- New Owner Welcome Letter from the HOA President  
- HOA Description and 2022 Meeting Schedule  
Director Knopp introduced a motion to adopt the New Owners Packet, Director Latrell seconded the motion, no discussion, all in favor, motion passed and carried.

10. Correspondence. None.

11. Adjournment. With no further business to discuss Director Latrell introduced a motion to adjourn the meeting, Director Tisdale seconded, all in favor, the meeting adjourned at 6:37PM.

Submitted by:

*Leon S. Knopp*

Leon Knopp  
Secretary