

**Estates at Cherry Ridge  
Property Owners Association  
Regular Board Meeting  
May 10, 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.

**Draft 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 6 property owners present.

3. Chairpersons remarks.

President Austin memorialized the recent passing of owner and friend Gage Shipp who passed away unexpectedly on March 12, 2021. The HOA will miss Gage's contribution and guidance.

The July 12, 2021 Annual meeting will be in person, Director Longhi to confirm the room at PCC HOA is available.

The HOA has made significant progress with completion of items like the paving of the hairpin turn, the cluster mailboxes, huge reduction of accounts receivable, and the recent certificate awarded to ECR for meeting all qualifications to become a Firewise Community.

The HOA has 2 volunteers to run for board positions for the election to be held at the annual meeting on July 12, 2021. There is a 3<sup>rd</sup> volunteer needed to fill the remaining open board position.

4. Member forum.

No comments from the membership.

5. Changes/additions to the current meeting agenda.

In review of the March 08, 2021 minutes, it has been discovered that an open item needing discussion at the current meeting was omitted from the agenda. This will be added as item 8g - whether ECR wants a representative from Tri-City Property Management present at the July 12, 2021 Annual Meeting.

6. Review and approval of March 08, 2021 meeting minutes. Director Longhi introduced a motion to accept the March 08, 2021 minutes as written, Director Knopp seconded, no discussion, all in favor, none opposed, motion passed and carried.

## 7. Reports

### a) Road Committee Report.

Road Committee member Ed Lynch reported there were no updates.

### b) Architectural Review Committee.

Chair Tisdale reported two new building applications for residence building and three applications for improvements.

### c) Treasurers Report.

Director Longhi reported bank balances of \$ 64,411.79 (operating) and \$ 166,141.86 (reserve) for a total of \$ 230,553.65.

### d) Firewise Committee Report.

Firewise Committee member Carlo Martinelli confirmed that the Estates at Cherry Ridge has received certification as a Firewise community. Turnout at the 2 Firewise events – clean up at the hairpin turn and Firewise education day were well attended. Carlo also invited any interested parties to attend the monthly PAWUIC meetings held via Zoom at the Battisti residence at 0800 the first Thursday of each month.

### e) Assessments.

Open balance on the aging (collections) report is about \$4,400 with 7 open accounts.

## 8. Unfinished Business.

a) Ed Lynch will schedule meetings with contractors to bid on widening and repairing Sterling Spur Rd. Lynch admitted that his recent health challenges have slowed him down a bit.

b) Director Longhi reiterated the proposed speed bump on Grant Woods Pkwy be located directly above his driveway and not at the exit gate to the Southern Properties, the idea being to slow traffic near his driveway to reduce danger of being struck while backing out by a speeding vehicle.

c) Ed Lynch reports some names for the unnamed roads have been suggested, he will have more information at the next meeting.

d) President Austin summarized that 2 candidates have volunteered to fill expiring board positions, but another volunteer is needed to fill all 5 chairs at the July Annual meeting.

e) Austin reported that the annual insurance policy to cover volunteer labor has been reinstated.

f) Director Knopp introduced a motion to approve the prior unanimous consent regarding the RFN (Request for Nominations) for the annual meeting in July. Director Longhi seconded the motion, no discussion, all in favor, none opposed, motion passed and carried.

g) Director Longhi introduced a motion to have a representative from Tri-City Property Management attend the annual meeting and handle the election and voting. Director Knopp seconded the motion, no discussion, all in favor, none opposed, motion passed and carried.

9. **New Business**

President Austin presented several reimbursement requests to the board for approval as follows,

**\$91.71** to President Austin for reimbursement of printing costs for 4 sets of road surveys for the Road Committee to present to contractors to bid on road work. Director Knopp introduced a motion to approve reimbursement to Austin. Director Latrell seconded the motion, no discussion, all in favor, none opposed, motion passed and carried.

**\$319.05** to Monika Friend for printed materials and food for the May 1, 2021 Firewise education event. Director Knopp introduced a motion to approve reimbursement to Monika Friend. Director Latrell seconded the motion. Director Longhi introduced a discussion regarding the number of Firewise pamphlets that were printed vs. the number of people attending the event citing there was a surplus. The surplus will be used for new people moving to the HOA and it was explained that each PROPERTY owner will have a copy so the excess will be used. All in favor, none opposed, motion passed and carried.

**\$ 27.83** to Susan Battisti for party supplies used at the May 1 Firewise event. Director Knopp introduced a motion to approve reimbursement to Susan Battisti. Director Latrell seconded the motion. Director Longhi introduced a discussion questioning that Firewise had obtained permission to hold the Firewise events on private property stating that the property has sold recently. All in favor, none opposed, motion passed and carried.

10. **Correspondence.**

None.

11. **Adjournment.** With no further business to discuss Director Knopp introduced a motion to adjourn the meeting, Director Latrell seconded, all board and members in favor, motion passed and carried. The meeting adjourned at 6:32PM.

Submitted by:

Leon Knopp  
Secretary