

# **Estates at Cherry Ridge Property Owners Association**

Regular Board Meeting

November 08, 2021, at 6:00PM

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

## **Draft Minutes**

### **General Business.**

1. **Call to order.** Called to order at 6:01p.m by President Tomlin.
2. **Director's attendance.** Directors Tomlin, Tisdale, Knopp and Longhi were present, Director Latrell was present via conference call constituting a quorum.  
**Member's attendance.** There were 6 property owners present.
3. **Chairpersons remarks.** There were no chairperson's remarks.
4. **Member forum.** There were no comments from the members.
5. **Changes/additions to the agenda.** No changes or additions to the meeting agenda.
6. **Review and approval of September 13, 2021, meeting minutes.** Director Tisdale Introduced a motion to accept the September 13, 2021, minutes as written, Director Longhi seconded, no discussion, all in favor, motion passed and carried.

### **7. Reports**

- a) **Architectural Review Committee** – Director Tisdale reported receiving plans for a new home for Michelle Rapp to build on the lot just west of the Battisti home. Also received plans for clearing and driveway for Latrell at their vacant lot. Director Tisdale provided an update on the Vasquez property that is across Bonanza Trail from the Battisti residence and just west down the hill from the former Aldrich property. Yavapai County approved the Vasquez plans on October 8<sup>th</sup>, Director Tisdale to follow up at the end of the month to see when construction will commence.
- b) **Assessments and Treasurers Report** – Director Longhi reported current balances as \$46,271 checking and \$91,619 reserve for a total of \$137,891. There are 2 open balances on the collections report, one for \$728.40 that has been placed with the attorney to collect and another \$50 due for a deed transfer fee. Total collections balance is \$778.40.
- c) **Firewise Committee Report** – Committee member Carlo Martinelli reported ECR received a Firewise plaque to display, until a location to display can be established it will be at the Battisti residence. ECR has qualified to receive future grant monies, the first available grants will be in 2023. BLM notified ECR they have received funding to establish a fire break along the east side of ECR HOA between ECR and the BLM land.

Director Knopp reported that Robert Austin obtained 2 bids so far for surveying the HOA owned lot by the Dewey Overlook Entrance gate, one from Nexus at between \$800 and \$1,000, the other from Brandon Van Horn at \$580. Currently ECR is not sure if the Fire Department will work with an above ground or underground storage tank.

- d) **Road Committee Report** – Ed Lynch. Earth Resources is finished with the road project. Nothing else to report.

8. **Unfinished Business.**

- a) Update on security camera replacement at mailboxes. The cameras offered by Director Latrell will not work. \$250 to replace the camera was voted and approved at the September 13, 2021, meeting. Robert Austin is shopping for a new camera.
- b) Update on HOA computer purchase. No update reported.
- c) Update on water tank project. Some of this was discussed during the Firewise report. Once the HOA lot survey is completed the Fire Department can give us answers.
- d) Update on snow removal and cinder pile replacement. Earth Resources has provided hourly pricing for various pieces of equipment needed for snow removal. Director Latrell obtained written permission for the HOA to store a pile of cinders on lot 10 in the previous location as long as it does not block the ability to drive onto their lot. Also, it was reported that there is another cinder pile between the mailboxes and hairpin turn on the west side of the road that should be relocated off private property. Director Knopp to look at the pile and advise.
- e) Update on licensing and insurance inquiry for group house. Director Knopp reported he has copies of current insurance certificate and County license. He also requested that Tri-City request that this information be sent to them each year, so we do not have to request it.
- f) Update on 970 Grant Woods Pkwy brush abatement. Director Tisdale pointed out that there are no provisions in the HOA CC&Rs to demand a property owner remove brush from their property. In the September 13 meeting this was discussed, and Tri-City was to send out a letter to the owner regarding clean up, Director Knopp to have Tri-City to rescind the letters.
- g) Update on 950 Grant Woods Pkwy brush abatement. Same result as item f).
- h) Update on permission from owner of Lot 10 to place cinder pile on his lot. Covered in item d).
- i) Update on moving the speed bump sign away from the Longhi's driveway. President Tomlin agreed to contact Earth Resources within 30 days to get the sign moved to a more suitable location.

9. **New Business**

- a. Ratify the unanimous consent to approve the 2022 budget. Director Longhi introduced a motion to ratify and accept the 2022 budget, Director Tisdale seconded, all in favor, motion passed and carried.
- b. New owners in the HOA seem to be unaware of HOA, meetings, and website. How do we ensure new owners at ECR are informed? Director Knopp to review previous secretary Geri Moore's files and see what was used before and work with Tri-City to get information to new owners.
- c. Vote to accept Slater & Rutherford CPA's engagement letter to file taxes for ECR for tax year ending December 31, 2021. Director Knopp introduced a motion to accept the Slater & Rutherford CPA's engagement letter, Director Tomlin seconded, all in favor, 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 in favor, motion passed and carried. The meeting adjourned at 7:02PM.

Submitted by:

Leon Knopp  
Secretary

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