

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

Approved Minutes at 12/9/2019 Meeting

Call to order. The meeting was called to order at 6:01p.m. by President Austin.

Directors attendance. Directors Tisdale and Latrell were present and Directors Knopp and Longhi, were present via telephone, constituting a quorum.

There were 12 property owners present.

Chairpersons remarks. NONE

Member forum. Members asked if they would be allowed to speak prior to any votes. Chair Austin assured them they would be able to speak prior to any votes. No member comments currently.

Changes/additions to the current meeting agenda.

1. Director Longhi asked if the two issues that were going to be voted on could be moved to the front of the meeting, Chair Austin agreed to do so.

Unfinished Business

1. Update on the results of the bidding for the McClinton properties. Results were as follows: Director Latrell had the highest bids on Lot1, Lot 3, and Lot 4. Owner Gage Shipp had the highest bid on Lot 2, and owner Kurt Rogstad had the highest bid on Lot 5. Director Knopp made a motion to accept the bids from the highest bidders, Director Longhi seconded, and the motion carried 4- 0 with Director Latrell abstaining as he was one of the bidders.
2. Approval of the Tri-City Assessment Letter. President Austin gave a description of the letter and a motion was made and seconded to accept it as written. Motion carried 5-0. President Austin to notify Deja to send it.

Review and approval of October meeting minutes. A motion was made by Director Longhi and seconded by Director Tisdale to waive the reading of the last monthly meeting minutes in October and accept them as written. The motion was approved 5-0 and carried.

Items on consent calendar

1. Ratification of unanimous consent to approve the additional costs for the Earth Resources Work. Director Longhi made a motion to approve, Director Knopp seconded and the motion carried 5-0.

Reports

Roads. Director Longhi had no new updates

Architectural review committee. Director Longhi advised there had been no new submittals.

Financial statement. In Director Longhi's absence, Chair Austin reported operating account balance is \$22,469.00 and the reserve account balance is \$125,641.00. Outstanding collection balance is \$61,964.00 but still contains the past due amounts from McClinton and Miller. Proceeds from McClinton foreclosure lot sale will reduce that amount by approximately \$45,000.00, leaving a collections balance of \$16,964.00. Once Miller is confirmed the amount will shrink considerably more.

Assessments. Nothing new was added

Unfinished Business.

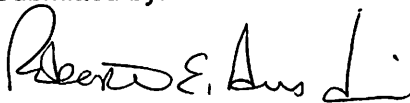
1. No update on the southern properties' contributions
2. See above regarding the McClinton lot sales
3. Miller foreclosures will be discussed in the Executive Session immediately following.

New Business

1. A vote was held to change the frequency of the monthly meetings to every other month beginning in January. A new schedule will be posted to the website. Director Tisdale made the motion and Director Knopp seconded. The motion passed 4-0 as Director Longhi had to leave the meeting at 6:15 PM. In 2020, meetings will be held in January, March, May, July (combining both the annual meeting and the regular board meeting).
2. Owner Carlo Martinelli suggested that we investigate obtaining a convex mirror at the intersection of Dewey Overlook and Bonanza Trail. President Austin also suggested relocating the YIELD sign further west before the intersection and will research the mirror.

With no further business to discuss, a motion was made by Director Tisdale and seconded by Director Knopp to adjourn the meeting. The motion was unanimously passed. The meeting adjourned at 6:25 P.M.

Submitted by:



Robert Austin, (acting secretary)