

**Estates at Cherry Ridge
Property Owners Association
General Board Meeting
November 12, 2018
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Approved December 10, 2018

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

Director Monika Friend was absent.

There were 7 Property Owners present.

President Bob Austin had no opening comments.

There were no comments during the member forum.

No changes or additions were made to the posted agenda.

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

A motion was made by Director Mike Longhi and seconded by Director Troy Tisdale to accept the last Executive Meeting Minutes as written. The motion was unanimously approved.

A Roads report was given by Director Longhi. He stated that he had no starting date for the ditch work to be done by Earth Resources. He did state that he had been in contact with Earth Resources concerning a bump. This bump is located where the company installed the concrete and where it meets the asphalt in the hairpin curve.

Director Longhi reported that the Architectural Review Committee had only received one request and that was for the instillation of solar which they approved.

The Financial Statement was read by Director Moore in the absence of Treasurer Friend.

Director Moore also reported that the back Assessments were still pending and stated that most of the property owners in arrears were given 40 days from 10/01/2018 to pay. There should be updates by the next meeting.

The Architectural Review Committee is still working on the form to submit proposed changes to improved parcels. Director Longhi stated that they were leaning toward only requiring a review if the alterations effected the drainage from the property.

The Welcome Letter had been revised by Secretary Moore. She stated that two sentences had been added that made reference to the Backbone Roads, which are maintained by the association, and to note that the association does employ a Management Company. She stated that the map showing the Backbone Roads had been updated to the Cherry Ridge web site. A motion was made by Director Longhi to accept the letter as written and seconded by Director Tisdale. The motion was unanimously approved. Director Longhi will contact HOAMCO to let them know that this letter should be included in the Welcome Packet.

A pricing list had been received from HOAMCO that gave the cost of different levels of service along with the services each level provided. The list had been reviewed by the Board and Director Longhi stated that he had also been in contact with another management company, Tri City, to get their price and service listing. This new information will be reviewed at the next meeting.

The new development of Cherry Ridge II continues to be an issue. Owner Kathy Longhi stated that traffic has greatly increased. Director Longhi stated that roads are being cut for the properties and he has contacted the county concerning this action. Our attorney from Carpenter Hazlewood has located the owners and written a letter which has been sent requesting assistance in maintaining the roads in our community that they are using. We are awaiting an answer.

Correspondence with the Group Home on Apple Tree Lane continues. They have now admitted that they are operating as a Group Home and are licensed. President Austin has asked that we then get a copy of their license and insurance and will pursue the issue.

The final concrete testing results on the hairpin curve has been sent to the Board. The concrete placed in the hairpin curve passed the strength testing. In fact, it exceeds the minimum strength required.

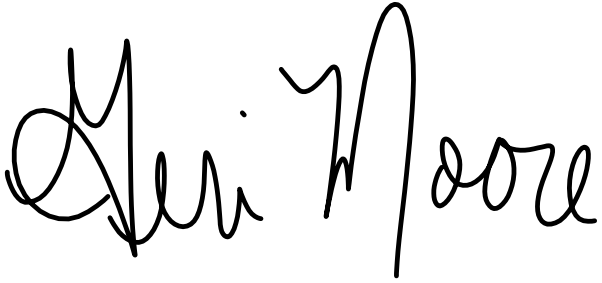
The final bill from Patriot Disposal for the dumpster used during construction has been received as well as has been paid. It did not exceed that allotted allocation.

Owners Phil and Pam Sharabaika requested to address the Board. They would like to develop a space on their property to allow living quarters for a renter. The C, C, & R's do not permit this and so the Board could not allow it. They ask for information as to how to change the C, C, & R's. The Board informed them of the process and explained the unlikelihood of that being accomplished.

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

The meeting adjourned at 6:20 P.M.

Submitted by:

A handwritten signature in black ink that reads "Geri Moore". The signature is written in a cursive style with a large, prominent initial "G" and "M".

Geri Moore
Secretary