

**Estates at Cherry Ridge
Property Owners Association
Regular Board Meeting
November 09, 2020 at 6:00PM
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Draft Minutes

General Business.

1. Call to order. The meeting was called to order at 6:00p.m. by President Austin.
2. Directors attendance. Directors Latrell, Knopp, and Longhi were present constituting a quorum. Director Tisdale was absent.

Members attendance. There were 7 property owners present.
3. Chairpersons remarks. President Austin announced that Director Tisdale tendered his resignation from the board effective immediately however has agreed to finish his term in July 2021. The HOA is looking for volunteers to fill 2 vacant board positions in July 2021.
4. Member forum. No comments from the membership.
5. Changes/additions to the current meeting agenda. Austin pointed out the minutes to be approved at this meeting are for September 14, 2020 and not July 13, 2020 as the agenda indicates.
6. Review and approval of September 14, 2020 meeting minutes. Director Longhi introduced a motion to accept the September 14, minutes as written, Director Latrell seconded, no discussion, all in favor by both board and members, motion passed and carried.
7. Reports
 - a) Road Committee Report. Director Longhi reported the recent road work done by Hardrives, LLC was bid at \$51,300, was discounted \$1,000 and the final cost was \$50,300. Since the Work exceeded the budgeted amount of \$50,000 the overage will have to be ratified.

After the report President Austin read an email exchange between, he and Director Longhi that pointed out an unwillingness on Director Longhi's part to work with the Board to examine the methods used to prepare the bids for the road work. President Austin asked in the email exchange if Director Longhi did not want to work with the Board then why was he on the committee? Much back and forth ensued resulting in Director Knopp introducing a motion to have Director Longhi removed from the road committee effective immediately. Director Latrell seconded the motion. All in favor of removing Director Longhi, only opposed was Director Longhi, motion passed and carried.

Following the vote Director Longhi made a rude hand gesture, extending his middle finger vertically towards Austin.

Architectural Review Committee.

Committee member Ed Lynch reported 2 new building applications

Treasurers Report

Director Longhi reported bank balances of \$44,189.13 (operating) and \$105,944.87 (reserve) for a total of \$150,134.00.

Firewise Committee Report

Firewise Committee Chairperson Susan Battisti provided an update as follows. On October 27, the Fire Department did an assessment of the HOA to assess fire risk. Bureau of Land Management came out on October 28 to review and assess their property to the east of the HOA boundary. The goal is for BLM to cut a fire break between their land and HOA land. Reports of both groups' findings should be out in the coming weeks.

ECR Firewise met with Steve Lombardo about developing an ECR Firewise plan. Chair Battisti met with personnel at the local fire station to insure they are familiar with the ECR road system and access gates. Fire personnel had a detailed map of the HOA and roads.

Battisti outlined the concept of keeping track of volunteer hours for each property to remove brush too close to structures elevating the risk of wildfires. ECR needs one volunteer hour per home to qualify to become a Firewise community. Owners doing clearing work on their land need to track the hours, materials, and other expenses such as a dump run, it all counts towards ECR earning "Firewise Community" designation.

Battisti also discussed the importance of having property addresses visible from the road so when fire personnel need to respond to an emergency they know where they are going.

Assessments

Director Longhi reported there is \$15,295.45 outstanding on 10 parcels. The owner of Lots 058C, 058P, 058R, 058T, 058W and 058V (CJ Winski) owes \$13,396.86. President Austin advised the 5 Winski have sold, are in escrow and at the close of escrow the HOA will be paid the outstanding \$13,396.86. Once Winski money is received there will be an outstanding collections balance of \$1,632.85 on 4 properties.

8. Unfinished Business.

- a) Ratify unanimous consent to accept bid and revised scope of work for Hardrives, LLC including overage amount over \$50,000. Since the contract Director Knopp signed was for \$51,300 and Hardrives, LLC discounted by \$1,000 afterwards Director Latrell introduced a motion to ratify the \$1,300 overage over the budgeted amount of \$50,000. Director Knopp seconded the motion, all in favor, none opposed, motion to ratify passed and carried.
- b) Update on Dewey Overlook gate enhancement, center section removal. The center section was removed, the entry sign relocated, and all were painted with the colors approved at the previous meeting.
- c) Ratify unanimous consent to adopt the 2021 budget. Director Longhi introduced a motion to adopt the 2021 budget as written, Director Knopp seconded, all in favor, none opposed, motion passed and carried.
- d) Update on cluster mailboxes, entry gate enhancements and final cost. President Austin outlined additional charges associated with the gate project and reimbursements were needed to Bob Austin - \$438.54 and Tony Battisti - \$16.36. Director Knopp introduced a motion to approve reimbursement of Austin and Battisti, Director Latrell seconded, all in none opposed, motion passed and carried.

- e) Report from President Austin on his findings regarding the auto repair business on HOA property. Owner Moreno was contacted, and he has moved all vehicles off the area previously parked/stored.
- f) President Austin inspected the linked locks on the Grant Woods Pkwy emergency gate after the September 13, 2020 meeting, the locks were linked correctly. Austin reports he inspected the lock on November 10 and the locks were linked correctly. Director Knopp looked at them on November 11 and locks were linked correctly.

9. New Business

- a) Discussion of Firewise Committee suggestion to ear mark \$27.20 per home in the budget to deal with issues related to the Firewise designation, this will be discussed at the next regular meeting. Director Longhi asked again who receives the results of the audit of the HOA by the Fire Department citing the neighbor below him had their homeowner's insurance cancelled based on Firewise audit results. Chair Battisti requested that Director Longhi email or text her the question so she can follow and provide an answer as to who receives an HOA fire audit results. Battisti committed to get an answer and advise Longhi.
- b) Vote to approve 2021 HOA dues Assessment letter. Director Longhi introduced a motion to accept the dues assessment letter as written, Director Knopp seconded, all in favor, none opposed, motion passed and carried.

10. Correspondence. – None.

11. Adjournment. With no further business to discuss Secretary 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 6:55PM.

Submitted by:

Leon Knopp
Secretary