

**Estates at Cherry Ridge
Property Owners Association
General Board Meeting
October 14, 2019
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Draft Minutes

Call to order. The meeting was called to order at 6:00p.m. by President Austin.

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

There were 10 property owners present.

Chairpersons remarks. President Austin introduced a concept of changing the HOA meeting frequency to once every other month as opposed to once a month. He cited collections, receivables and other issues are in much better shape and if the HOA agreed that starting in January 2020 every other month schedule be adopted. There was not a motion introduced at this time to change the meeting frequency.

Member forum. Road committee member Ed Lynch expressed a concern that the road maintenance budget approval could be delayed by every other month regular meetings. President Austin reiterated that a special board meeting can be called to deal with pressing issues that cannot wait until the next regular meeting.

Changes/additions to the current meeting agenda.

Unfinished Business

1. Authorization for President Austin to sign board resolution necessary to carry out the transfer of the property from David B. McClinton and Jan B. McClinton to the homeowner's association.
2. Authorization for President Austin to sign the commitment for title insurance on the McClinton foreclosed properties.

A motion was introduced by Director Longhi for President Austin to sign these documents, motion was seconded by Director Knopp, motion was approved and carried.

Review and approval of September 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 September and accept them as written. The motion was approved and carried.

Reports

Roads. Director Longhi stated per Joel Hughes report last month the plan is to widen Grant Woods Parkway from the intersection of Bonanza Trail to where it turns. It will be better to do this sooner than later before more properties are sold/developed on Grant Woods necessitating for the HOA to take land for road widening greatly increasing the cost. Director Longhi indicates the road committee is getting a cost to widen and that he set aside \$50,000 in the 2020 budget for road maintenance. He also said if the cost were to go as high as \$70,000 the HOA should proceed as there is plenty of money in the accounts.

Architectural review committee. Director Longhi advised lot owner Manuel Topete contacted him and stated he has decided not to build a house and has requested his \$3000 fee be refunded to him. Since no building permit had been initiated it was decided to not deduct \$1,000. Director Knopp introduced a motion that the entire \$3,000 be refunded to Topete, motion was seconded by Director Latrell, motion was approved and carried.

Financial statement. Director Longhi's reported operating account balance is \$21,684, reserve account balance is \$125,593. Outstanding collection balance is \$61,964. Proceeds from McClinton foreclosure lot sale will add \$38,115, leaving a collections balance of \$23,850.

Assessments. List of assessments used to be several pages. After the McClinton and Miller payments there will only be one large delinquent owner, Winski with a balance of \$8,968.00. Winski property taxes have been paid by another party that may elect to lien the property. If we lien the property, we would be in 2nd place behind the tax lien and might not collect anything.

Unfinished Business.

President Austin reports on the Southern Properties road use fees that 8 of the 15 owners have signed the agreement. Of the remaining 7 we do not have current contact information for all of them. Letters were sent to all, phone follow up on 2 of them resulted in one saying they did not know what we are talking about and hung up, the other said he thought the property went back to the bank, which is false as the property is still in the name of the current owner.

Bid forms for the McClinton foreclosed lots are being printed and mailed to the entire HOA. President Austin requested a motion be introduced to approve the bid forms and mailing of same to HOA members. Director Latrell introduced the motion, it was seconded by Director Knopp, motion was approved and carried.

Miller has contacted the HOA attorney and Tri-City Management claiming they want to pay up to current.

New Business

Director Knopp introduced a motion that each member of the executive board sign the HOA directors code of conduct annually as opposed to one time at the beginning. Director Longhi indicated he will not sign annually as he already signed once. A motion was introduced by Director Latrell to sign annually, 2nded by Director Tisdale, motion carried, only objection was from Director Longhi.

President Austin stated there was no further business and asked for a motion to adjourn the meeting. Owner Priscilla Knopp brought up the concept of re-writing the CC&R's stating that there are variations in what the CC&R's say vs. what is happening. There are amendments to the CC&R's that Knopp may not be aware of, President Austin will send the amendments. He also requested a list of CC&R concerns and items currently not being followed.

With no further business to discuss, a motion was made by Director Longhi and seconded by Director Latrell to adjourn the meeting. The motion was unanimously passed. The meeting adjourned at 6:40 P.M.

Submitted by:

Leon Knopp
Secretary

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