

**Estates at Cherry Ridge  
Property Owners Association  
General Board Meeting  
October 8, 2018  
Location: Prescott Country Club  
1133 Old Chisholm Trail  
Dewey, AZ 86327**

**Approved November 12, 2018**

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

There were no Directors absent.

There were 17 Property Owners present.

President Bob Austin introduced the Board of Directors. He thanked owners Stu Friend, Ed Lynch, and Vice President Mike Longhi for all of their hard work during the construction project on the hairpin turn. He reminded the group that all meetings will be conducted using Robert's Rules of Order.

One change was made to the Agenda. The Board will meet with Attorney Jason Miller in Executive Session after the General Board Meeting.

The Minutes to the Continuation of the Annual Board Meeting on September 21 2018 were read by Secretary Geri Moore. With one correction, a motion was made, seconded, and passed to unanimously approve the minutes.

The Minutes to the General Board Meeting on September 21, 2018 were read by Secretary Geri Moore. A motion was made, seconded, and unanimously passed to approve the minutes as read.

A Road report was then given by Owner Stu Friend. Less than half of the \$20,000 approved for general road repairs had been spent on patching the road. Earth Resources still needs to blade the sides of the roads so additional money of the approved funds will be needed for that work. Owner Coleen Hudgins had questions concerning the "backbone roads" maintained by the Association and a copy of the map will be emailed to her. It was noted that certain items had been deleted from the original estimate on the hairpin curve so a credit was due. Owner Friend will contact Earth Resources.

A motion was made by Director Longhi to pay the \$9,868.45 invoice from Earth Resources for general road repairs and to pay for the remaining repairs after they are completed. It was seconded by Director Moore and passed unanimously.

Director Loghi made a motion to pay Earth Resources \$40,000 of the estimate for the hairpin turn repair at this time and to pay the balance once the credit was applied. In the discussion, Owner Sam Thiewes stated that we should thank the contractor Earth Resources for their excellent work. The motion to pay the \$40,000 was seconded by Director Austin and passed unanimously.

Treasurer Monika Friend will notify HOAMCO to make both payments to Earth Resources.

The Architectural Review Committee report was given by Director Longhi. He stated that the committee has no new construction plans. The Committee has designed two forms. One form is to be used for submitting plans for New Construction and the other for Improvements to Developed Parcels. A discussion as to when the forms and approvals were needed followed.

Director Longhi made the motion to accept the New Construction review form as presented. The motion was seconded by Director Austin and passed unanimously. After the discussion on the second form concerning changes to existing improved parcels it was decided that the committee will review this document and resubmit it to the Board at the next meeting.

The presence of unsightly weeds on a private parcel was noted by Owner Coleen Hudgins and Owner John Moore stated that to his knowledge, weeds was not covered by the C C & R's, however, a person could contact the County if they were concerned about the situation.

The Financial Report was given by Treasurer Monika Friend. She stated that the Association currently has \$203,526.24 in the bank with a Reserve of \$86,698.18. These figures reflect balances through August 2018. There are 9 properties in arrears on their yearly assessment and the attorney has written them all letters. That constitutes only 6% of the total properties and only encompasses 4 property owners.

Attorney Jason N. Miller gave an update on the letter to the planned community of Cherry Ridge II. He stated that an easement existed. He further stated that they had a right to use that easement to access their property and that we had legal precedence to ask for compensation for that use. If they didn't pay for the upkeep on the road, we did have a right to sue. There will be further discussion between the attorney and the Board in an Executive Session.

Director Austin reported that an attorney has written a letter to the owner of the property on Apple Tree Ln. that is renting the house to a Group Home. This letter reiterates that the C C & R's do not allow a business to be operated in the community. It requested a copy of the license issued to the facility and cautions that the operator of the Group Home must conform to the restrictions of that license. We are awaiting for a response to the letter.

Secretary Moore asked if everyone had an opportunity to review the schedule for the monthly meeting dates through July 2019. She made a motion to accept the schedule as presented. The motion was seconded by Director Longhi and unanimously approved.

A Welcome Letter was submitted by Secretary Moore. This letter would be given or mailed to all new property owners and the letter was read. Director Longhi suggested that the letter include an attachment giving the Backbone roads and the name the Management Company as

a contact. Secretary Moore will rework the document and submit the revised letter at the next monthly meeting.

Director Austin presented an Invoice from Western Tech Testing. This testing was conducted to confirm the strength of the concrete placed in the hairpin turn. The test results showed the concrete was adequate. An amount of \$934 is currently due but subsequent testing still remains. The total should be below the \$2,500 approved by the Board at the last meeting. Director Austin made a motion to pay the current invoice of \$934. The motion was seconded by Director Moore and unanimously approved.

The bill from Patriot for the Dumpster used by the residence during the construction period is still outstanding. The invoice should be less than the \$1000 approved at the last meeting.

Director Austin presented a Code of Conduct document sent by HOAMCO for Board consideration. Upon the request of Owner Tim Pfeifer, Director Austin read the documents to the group. Director Austin made a motion for the Board to sign the form, it was seconded by Director Troy Tisdale, and unanimously approved. The Directors signed the document and Secretary Moore will submit the form to HOAMCO.

The Management Contract with HOAMCO will expire on October 31, 2018 and if no further action is taken, it will renew effective November 1, 2018. Since a clause in the current contract states that the contract can be canceled at any time with a 60 day written notice, it was decided to continue with them at this time. Director Longhi will meet with Joe Barney, our representative, to review the provisions of the contract for future changes or adjustments.

Treasurer Friend presented the proposed budget for 2019. Director Longhi made a motion to accept the Proposed Budget, it was seconded by Director Austin and unanimously approved.

Upon reviewing the weed situation in the common areas it was decided to not do the second weed spraying at this time. Another spraying will be considered in the spring.

With no other business proposed, a motion to adjourn was made by Director Longhi, seconded by Director Austin and unanimously approved.

The meeting adjourned at 7:25 P.M.

Submitted by:

A handwritten signature in black ink that reads "Geri Moore". The signature is written in a cursive, flowing style.

Geri Moore  
Secretary