

**Estates at Cherry Ridge
Property Owners Association
General Board Meeting Minutes
September 09, 2019
Location: Prescott Country Club
1133 Old Chisholm Trail
Dewey, AZ 86327**

Approved October 14, 2019 Meeting

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

Directors attendance. Directors Tisdale, Latrell, and Knopp were present, Director Longhi was absent. 4 of 5 board members attending constitutes a quorum.

There were 10 property owners present.

Chairpersons remarks. President Austin cited a dialog between a board member and owner at the August 09 HOA meeting that got testy and out of hand. Austin extended a formal apology from the board of directors to Stu Friend for the way he was treated and extended the boards appreciation to Friend for several years of service on the road committee and reiterated that without Friend's efforts some of the work would not have gotten done when it did get done.

Member forum. There were no questions or comments from the members.

Changes/additions to the current meeting agenda.

Unfinished Business

1. Prior to the meeting Director Longhi submitted a written budget to present to the board. The 2020 budget needs to be voted on and approved at tonight's meeting.
2. Review McClinton offer on 2019 property taxes, the Settlement Agreement will need to be modified to reflect this change and will be voted on at tonight's meeting.

Review and approval of July meeting minutes. A motion was made by Director Tisdale and seconded by Director Knopp to waive the reading of the last Monthly Meeting Minutes in August and accept them as written. The motion was approved and carried.

Reports

Roads. Joel Hughes reported the road committee met once and talked about plans for next year to seal, patch and widen Bonanza Trail to Grant Woods Parkway and continue on all backbone roads north. President Austin reiterated the need for an advance work plan and map to present for board approval and financing. Neither Joel Hughes nor Ed Lynch had been able to contact Wyatt at Earth Resources. Hughes has not yet been able to develop back up contractor

resources citing all are currently busy with other jobs. Further attempts will be made to contact Earth Resources.

Architectural review committee. Director Longhi advised prior to the meeting there are no ARC updates to report.

Financial statement. President Austin provided the financial update in Director Longhi's absence. Operating account balance is \$21,816.25, reserve account balance is \$125,547.20. Proceeds from McClinton foreclosure lot sale will go into the reserve account increasing the balance between \$40,000 and \$45,000 prior to the end of 2019.

Assessments. Collections are in good shape, aging report shows \$0 balances except for Winski, Miller, and McClinton. McClinton money will be recovered, foreclosure process has been initiated on Miller lots, Winski owes \$ 8,960.90 that is likely uncollectable. An unknown party in Phoenix has been paying the property taxes on Winski lots so taxes are current. Will see if they will foreclose or if the HOA can foreclose. Remaining aging balance that is deemed collectable amounts to \$ 58,627.08. Only remaining balance is an owner that owes \$843.14, everything else is Miller, Winski and McClinton.

Unfinished Business.

2020 budget review and approval needed to provide the budget to Tri City so they can load into their system. Budget is reported to be close to the same as 2019. A motion was introduced to approve the 2020 budget by director Latrell, seconded by Director Tisdale, no objections were made, motion approved and carried.

Director Latrell has signed the board officers code of conduct, secretary to file in the HOA records.

Southern properties road contribution. The agreement has been signed by 7 lot owners and an 8th one today. This leaves 7 remaining lot owners the HOA is trying to find. HOA attorney Jason Miller is using his resources to locate the 7 owners as contact information on file is not current.

Owner that has travel trailer on lot intending to build a house has paid \$200 road contribution fee for 2019.

McClinton's attorney has committed his client to pay \$700.00 toward the 2019 first half taxes. Judging by the taxes that they paid for 2018, this would be just shy of the tax amount due by \$147.14. Of course, this may change when the actual tax bill is issued in mid-September. The association may have to front the first half due to the timing of the sale (which is slipping into mid-late October). We would then get reimbursed the \$700.00 and the \$147.14 balance would be added to the minimum lot sale price and be recovered when the lots sell.

Director Knopp introduced a motion to authorize the HOA President to sign the McClinton property deeds. Director Latrell seconded the motion, no objections from anyone, motion approved and carried.

Director Tisdale introduced a motion to authorize the HOA President to sign the McClinton modified settlement agreement. Director Latrell seconded the motion, no objections from anyone, motion approved and carried.

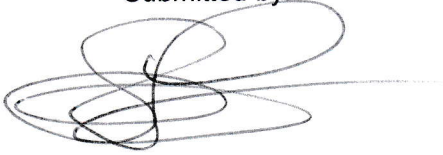
Updated foreclosure information was provided on Miller family properties. The HOA waited until after August 27, 2019 to take advantage of a change in the law allowing collection on the previous 6 years of arrearages rather than 2 years. Attorney Jason Miller has initiated the foreclosure process, but like McClinton the process does take time.

New Business

No new business reported.

With no further business to discuss, a motion was made by Director Tisdale and seconded by Director Latrell to adjourn the meeting. The motion was unanimously passed.
The meeting adjourned at 6:17 P.M.

Submitted by:

A handwritten signature in black ink, appearing to be 'Leon Knopp', written over a horizontal line. The signature is stylized with several loops and a long horizontal stroke extending to the right.

Leon Knopp
Secretary