

**Estates at Cherry Ridge
Property Owners Association
Regular Board Meeting
September 13, 2021, at 6:00PM**

Location: PCC-HOA
1133 Old Chisholm Trail
Dewey, AZ. 86327

Approved Minutes

General Business.

1. **Call to order.** The meeting was called to order at 6:00p.m. by Secretary Knopp.
2. **Director's attendance.** Directors Tisdale, Latrell and Longhi were present constituting a quorum, President Tomlin was absent. Directors Latrell, Tisdale and Knopp shared chairing this meeting.

Member's attendance. There were 14 property owners present.
3. **Chairpersons remarks.** Director Latrell announced that member Priscilla Knopp was video recording the meeting and asked if anyone objected? Per The Arizona Open Meeting Law A.R.S 33-1804 / Condo A.R.S 33-1248 it specifies that associations must allow tape recording or videotaping of open meetings. Director Latrell introduced a motion to allow the video recording of this meeting, Director Knopp seconded the motion, Directors Knopp, Latrell and Tisdale in favor, Director Longhi opposed, Motion passed and carried.
4. **Member forum.** Member Kathy Longhi voiced her concern about where the speed bump sign was located near their property for the new speed bump on Grant Woods Parkway. Director Knopp pointed out the speed bump discussion is later in the agenda. There were no further comments from the members.
5. **Changes/additions to the agenda.** No changes or additions to the meeting agenda.
6. **Review and approval of July 12, 2021, meeting minutes.** Director Longhi introduced a motion to accept the July 12, 2021, minutes as written, Director Tisdale seconded, no discussion, all in favor, motion passed and carried.

7. **Reports**

- a) **Architectural Review Committee** – Director Tisdale reported receiving plans for a fence and color change, both were approved. Another application for a home build was received today but has not yet been reviewed.
- b) **Assessments and Treasurers Report** – Director Longhi reported current balances as \$64,100.78 checking and \$91,349.30 reserve for a total of \$155,450.08. Open receivables balance is \$769.76 consisting of 2 owners, one is for \$719.76 and the other is a \$50 entry that needs correction to \$0, actual nonpaid open balance is \$719.76.
- c) **Firewise Committee Report** – Robin Austin. An incident transpired on Pandy Lane where a homeowner was burning brush and debris despite the county wide fire ban. A member of the community saw the fire and got Firewise involved to intervene. The homeowner needed assistance in clearing his lot and Firewise a volunteer group to assist in clean up. Bob Austin explained how the Federal Grant Monies can be distributed to certified Firewise communities to help finance projects that will help reduce risk.

- d) **Road Committee Report** – Ed Lynch. Earth Resources has completed all work except the chip sealing which should be completed next week, final total cost will be available at the November 8, 2021, meeting.

Lynch stated that Earth Resources offers snow removal when needed and suggested the board approve money in advance plowing becomes necessary this winter. Lynch will obtain more information so cost can be determined to be discussed and finalized at the November 8, 2021 Regular Meeting.

Speed bump was installed on Grant Woods Parkway near the Longhi residence. Initial reports are that the speed bump is exceptionally low to the ground. The speed bump signs need to be moved further from the speed bump. Lynch stated he is going to purchase and apply yellow traffic paint for the speed bump.

Member Tim Pfeiffer asked about the culverts that have been damaged during the culvert cleaning by Earth Resources and if they would be fixed? Ed Lynch will investigate this and advise at the November 8th meeting.

8. **Unfinished Business.**

- a) Lack of Quorum at the July 12, 2021, annual meeting. Options are to have a new election or do nothing and carry forward until the July 11, 2022, annual meeting. A brief discussion indicated the consensus was to wait, Director Knopp introduced a motion to wait until the July 11, 2022, meeting, Director Longhi seconded, all in favor, none opposed, motion passed and carried.
- b) Update on purchase of HOA computer to be used for meetings. Bob Austin will work with Director Tisdale to determine what is needed and if open-source office programs can be used to minimize cost to the HOA.
- c) Director Knopp previously wrote an email to the 4 other board members announcing his intent to resign from the board effective with the July 12, 2021, Annual meeting. Knopp has reconsidered and withdrew his resignation with Deja at Tri-City Property Management. Should Knopp be allowed to remain on the board or should he be disallowed from serving on the board? Director Latrell introduced a motion to allow Knopp to remain on the board, Director Tisdale seconded the motion, motion passed and carried.

9. **New Business**

- a. Ratify the unanimous consent to approve an additional \$7,500 for the Earth Resources bid. Director Tisdale introduced a motion to approve the unanimous consent for \$7,500, Director Latrell seconded, all approved, motion passed and carried.
- b. The solar powered game camera at the mailboxes needs replacement. Cost should not exceed \$250. Director Latrell stated that he has (2) new game cameras and is willing to have the HOA see if they will work or not. Director Latrell introduced a motion to approve the \$250 cap if his cameras will not work, Director Knopp seconded, all in favor, motion passed and carried.
- c. A survey of the HOA owned lot near the Dewey Overlook Way gate needs to be done as part of the process to eventually install an underground water tank to refill fire engines in the event of an emergency. Discussion ensued and it was discovered that “pinning” the 4 corners of the lot is less expensive than full survey and would provide the information needed to move forward with a project. More information and cost will be investigated so this can be voted on at the November 8, 2021, Regular Meeting. No vote this meeting.
- d. The HOA used to maintain a pile of “cinders” at the intersection of Bonanza Trail and Dewey Overlook that was used to spread on roads during inclement weather. The

property owner of lot 10 where the pile was placed had complained and wanted the pile moved. That location is the closest to where traction is needed on ice and snow at the intersection of Dewey Overlook Way and Bonanza Trail. Director Latrell volunteered to contact the property owner of lot 10, discuss how important this is to the HOA residents and ask permission to replace the pile at the previous location. Earth Resources will be contacted to get cost of cinders as part of the snow removal costs. This will be on the November agenda for a vote. No vote at this meeting.

- e. Is the licensing and insurance up to date on the Group House on Apple Tree Ln? Director Knopp will contact Tri-City Property Management, check status and report back at the November meeting.
- f. The vacant home and property opposite the Longhi residence at the edge of the Southern Properties needs weed abatement. Director Knopp will look at the property and have Tri-City Property Management send a letter to the owners.
- g. The Skipper property directly across Grant Woods Pkwy from the Longhi residence needs weed abatement. Kathy Longhi stated that the Skipper lot was sold and the new owners need to take care of the problem. Director Knopp will look at the property and have Tri-City Property Management send a letter to the owners.
- h. This item was not on the agenda but is worthy of appearing in the minutes. Owner Roger Wise cited Lone Fox Trail needs ditches and culverts otherwise any road surface upgrades the 4 owners do will wash away without proper drainage asking if the HOA would consider participating in the cost? A lengthy discussion ensued with multiple members, Director Tisdale as head of the ARC committee suggested there needs to be a future resolution such as owners paying to get non-backbone roads up to a standard then have the HOA take over the maintenance and upkeep. This concept was originally introduced by Director Longhi at a previous meeting. ARC is now requiring culverts be installed as part of any new construction project, but that does not resolve prior issues. Some owners have refused to participate in cost non backbone road repairs even after bringing in heavy construction equipment and causing further damage. Director Tisdale will contact Tr-City and see what they can offer in ideas to resolve. This item will appear on the November agenda for further discussion.

10. Correspondence. None.

11. Adjournment. With no further business to discuss Director Latrell introduced a motion to adjourn the meeting, Director Tisdale seconded, all board and members in favor, motion passed and carried. The meeting adjourned at 7:13PM.

An Executive Session Board Meeting will take place immediately following that is only open to Executive Board members.

Submitted by:

Leon Knopp

Leon Knopp
Secretary