

**Estates at Cherry Ridge
Property Owners Association
Regular Board Meeting
September 14, 2020 at 6:00PM**

Location: Due to ongoing social distancing recommendations, this Regular Meeting of the Board of Directors was conducted via the Zoom meeting platform.

Approved Minutes

General Business.

1. Call to order. The meeting was called to order at 6:01p.m. by President Austin.
2. Directors attendance. Directors Latrell, Knopp, Longhi and Tisdale were present constituting a quorum.

Members attendance. There were 12 property owners present.

3. Chairpersons remarks. President Austin reported an anonymous complaint about a dog barking that has become a nuisance. He asked that dog owners be respectful of their neighbors.
4. Member forum. Stuart Friend initiated conversation about potential modifications to the Dewey Overlook gates, this will be addressed later in this meeting agenda under item 9c.
5. Changes/additions to the current meeting agenda. An issue with a new owner potentially running a car repair business from their residence. The HOA has received several reports about unsightly vehicles in disrepair parked by Grant Woods Parkway. This will be discussed later in this meeting under New Business.

Flo Martin reported that the Fire Department had tried to enter their designated gate at Hwy 169 & Grant Woods Parkway and could not enter due to their lock being bypassed in the chain of linked locks. President Austin to investigate & resolve.

6. Review and approval of July 13, 2020 meeting minutes. Director Longhi introduced a motion to accept the July 13, 2020 Regular Meeting minutes as written, Director Latrell seconded, no discussion, all in favor by both board and members, motion passed and carried.
7. Reports

Road Committee Report. Road Chair Director Longhi reports he has received (2) bids for Repair/maintenance. Earth Resources quoted \$46,945.00 and detailed their scope of work, Hardrives LLC quoted \$33,800, but with less detail on their scope of work. Earth Resources Notes 3 failure areas to be repaired, Hardrives, LLC only references 2. Directors Latrell and Austin voiced concerns that the 2 bids are for the same scope of work. Austin cited that there is \$50,000 budgeted for roads perhaps Hardrives, LLC can perform additional work such as chip seal the mailbox road or widen other roads in the HOA. Director Longhi committed to get the original scope of work in writing and costs for additional work. Based on this premise the matter was voted on, Director Longhi introduced a motion to accept the Hardrives, LLC bid, Director Latrell seconded the motion, all in favor, none

opposed, motion passed and carried.

Architectural Review Committee.

Director Tisdale reported one new construction application conditionally approved based on re-submission of exterior color. Owner Battisti's landscaping was approved.

Treasurers Report

Director Longhi reported bank balances of \$47,578.95 (operating) and \$156,194.07 (reserve) for a total of \$203,773.02.

Firewise Committee Report

Firewise Committee Chairperson Susan Battisti provided an update as follows. Susan, committee members Monika Friend, Robin Austin and Carlo Martinelli meet monthly with PAWUIC (Prescott Area Wildland Urban Interface Commission) that administers Yavapai County Firewise to get updates on the fire season and potential fire threats. This season has been deemed as extreme fire danger with no relief until possibly November. ECR Firewise has been introduced to Dewey-Humboldt Firewise and is partnering with them.

ECR Firewise contacted the fire department to determine what their minimum gate width restriction is to ensure the Dewey Overlook gate meets the requirement of 20'.

Each month ECR Firewise will offer members a fire tip, this meeting covered fire extinguishers, where to get them filled, how often to check them, etc. Additional information links will be added to the ECR website.

Assessments

Director Longhi reported there is \$15,417.34 outstanding on 10 parcels. The owner of Lots 058C, 058P, 058R, 058T, 058W and 058V owes between \$12,000 and \$13,000, 4 lots may be under sales contract then the HOA will be paid the delinquency upon closing.

8. Unfinished Business.
 - a) Road work plan was covered under agenda item 7 road report.
9. New Business
 - a) Buyers of Winski lots previously requested they be able to attend the HOA meeting but must have changed their minds as they did not call in on this Zoom meeting.
 - b) Annual HOA Insurance policy needs to be approved and paid. Director Knopp made a motion to renew the policy, Director Longhi seconded the motion, no discussion, all in favor, none opposed, motion passed and carried.
 - c) Recent damage to Dewey Overlook gate by truss truck. A discussion ensued about removing the center section and repositioning inside the entrance near the cluster mailboxes as a sign holder for the new Estates at Cherry Ridge entry sign that was mounted to the center section earlier today. Director Knopp commented that since the gates were painted brown they are harder to see at night and perhaps we should apply some reflective tape on the gate posts. Director Longhi introduced a concept where the center section would be disposed of and the sign mounted on the entry gate. Owner Carlo Martinelli suggested instead of reflective tape a motion light be mounted

that will illuminate when a vehicle approaches, making it easier to see at night.

President Austin suggested we do it a step at a time and asked if everyone was open to having the center section removed and to move it to several places to see where looks best to display the sign. Director Knopp made a motion to remove the center section of the Dewey Overlook gate and test different locations for the center section signpost. Director Latrell seconded the motion, no discussion, all in favor, none opposed, motion passed and carried. President Austin noted that due to the current fire restrictions removal of the center section cannot be accomplished until fire restrictions are lifted.

d) Potential vehicle repair business being operated from an HOA parcel/property.
President Austin promised to investigate and follow up with recommended action to Tri-City Management.

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 6:44PM.

Submitted by:

A handwritten signature in cursive script that reads "Leon Knopp".

Leon Knopp
Secretary