

**Estates at Cherry Ridge  
Property Owners Association  
General Board Meeting  
September 21, 2018  
Location: Prescott Country Club  
1133 Old Chisholm Trail  
Dewey, AZ 86327**

**Approved October 8, 2018**

The meeting was called to order at 6:09 p.m. by President Bob Austin. Directors in attendance were Mike Longhi, Troy Tisdale, Monika Friend, and Geri Moore.

There were no Directors absent.

Kathy Andrews from HOAMCO, the POA's Management Company, stated that she was no longer the contact for the organization. She introduced Joe Barney as the new contact.

President Austin requested a copy of POA's contract with HOAMCO which Ms. Andrews stated would be sent to him.

Vice President Mike Longhi gave a brief description of the upcoming road construction and the subsequent road restrictions. He thanked owners Stu Friend, Ed Lynch, and John Moore for their efforts in notifying owners of the upcoming project.

Treasurer Monika Friend requested that HOAMCO forward a copy of the bank statement to her before the next Board meeting. It was determined that the Treasurer and the President would be signers on the bank account. HOAMCO will arrange a meeting at the bank to have that done. HOAMCO is the only signer on all of the checks.

It was decided that meetings would be held monthly and the third Tuesday would be the preferred date. Secretary Geri Moore will check on the availability of the room and complete a schedule for the upcoming year which will be approved at the next Board meeting. It was also suggested that other local venues should be considered if this room was not available.

It was also decided that the Architectural Committee will meet before each Board meeting and present a report at the subsequent meeting.

President Austin made a motion to allocate no more than \$2500 to have MTI test the concrete that will be used to repair the road in the hairpin curve. The motion was seconded by Secretary Moore. A discussion followed. The motion carried with 4 ayes and one no.

It has come to the Boards attention that a Group Home has moved into the Community and is located at 15950 Apple Tree Lane. President Austin stated that under the Fair Housing Laws,

they are a protected Group and cannot be discriminated against. They must, however, be licensed and their General Liability Insurance should name the POA. President Austin stated that he would continue to follow up on the situation.

During the construction project on the hairpin curve, trash trucks will not be able to access the community to collect trash. A dumpster will be placed at the entrance for the residences' convenience but they should only place household trash in the receptacle. A motion was made by Vice President Longhi that the POA allocate no more than \$1000 for the placement of the dumpster and the subsequent trash pick-up from the container. It was seconded by Treasurer Friend and unanimously passed.

Owner John Moore stated that the Fire Department had been notified of the proposed project dates and the access limitations. He also reminded the group that he now updates the website ([theestatesatcherryridge.com](http://theestatesatcherryridge.com)) and suggested that anyone interested in future updates on the road situation as well as information on meetings, agendas, and minutes from past meetings visit the site.

Owner Ed Lynch stated that the construction will not be limited to only the hairpin curve but will also include pothole and ditch repairs. He asked that drivers be especially vigilante when driving our roads since trucks may be positioned on curves and hills.

A status on the letter to Cherry Ridge II was requested and HOAMCO stated that it had been turned over to the attorney and the title company was doing a land owner search. They will check on the subsequent status.

Secretary Moore suggested that a letter should be written to welcome new owners and that the mailing should contain the dates of upcoming meetings, contacts on the Board, and the address of the website. She will work on this letter and submit it to the Board for approval at the next meeting.

There were 18 owners present at the meeting and the audience as well as the Board introduced themselves.

A motion was made and seconded by Vice President Longhi to adjourn the meeting. It was unanimously approved. The meeting adjourned at 6:40 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