

Cherry Hill's Property Owners Association Minutes
October 12 2010 Quarterly Meeting
Hickory Hills School Cafeteria
7:00 PM-8:00PM

Board members present:

Brad Perryman, Cory Nibert, Paula Green, Patti Stoner and Harold Raines.

There were 18 Members in attendance.

President Brad Perryman called the meeting to order and acknowledged the great job Janel Nibert did in organizing and managing the block party last month. He then requested the minutes of the July 13 2010 membership meeting be read. Vice President Paula Green read the minutes and a motion by Dan Reed and second by Jerry Link to accept the minutes was made. Motion carried.

Treasure Patti Stoner then gave the financial report, which reflected a current balance of \$1785.90. She also advised that charges for the last mowing is still pending and there could possibly be one more mowing to be satisfied. She further advised that there were still seven homeowners that were past due on their dues and final billing statements will be mailed out tomorrow. The newsletter had indicated that these homeowner's names would be published in the January letter and if there were a motion of approval from the floor, this would be done.

Pat Byram made the motion and it was second by Gerry Link. Motion carried.

A motion to approve the treasurers report was made by Dan Reed and second by Paul Hawkins, motion carried.

Dan Reed advised that he had talked with the mowing contractor and received the distinct impression that the contractor would not be renewing his bid for next year mowing season.

Brad stated he would be in contact with Jeff Gabris of Gabris Landscaping and find out his intentions. Paula Green then advised that she had received an unsolicited bid from another contractor that came in lower than what we are presently paying. She advised that she would verify this and report back.

President Brad Perryman then related two complaints that he had personally received and that have been resolved.

Gerry Link then submitted a list of nine complaints that he had personally received from various home owners at the block party and at other times and asked the board to take action on these issues. See attached list:

Brad advised Mr. Link the procedures outlined in past meeting the proper protocol in submitting complaint, which is they are to be submitted in writing and then signed by the individual. E-Mail would be acceptable. He further advised the board would take the submitted issues under advisement.

Gerry Link pointed out that an area in front of basin#1 needs attention. He then solicited Ben Goble to outline what is required. Ben responded that the area needs to be aerated, fertilized and then seeded and this should be done within the next 30 day's in order for it to take, Brad advised that he would contact Gabris to see if he could do it and would coordinate this with Ben and Gerry so they could complete this task as they have volunteered to do so. They further advised that they would donate the items need.

The next issue of discussion was basin #3, which is in need of extensive repair. After numerous comments about various methods of repairs made by several homeowners present, Brad presented the fact that the association just does not have the funds to do anything. It was then suggested that a special assessment be tried again to see if the membership would pass the motion to do so. The next upcoming newsletter will reflect this request to see if there is any support for the \$50.00 assessment.

With no further business a motion to adjourn was made by Kieth Chrystie and second by Paul Hawkins

Meeting adjourned.

*Submitted by:
Harold Raines
Secretary*

*attach to
the minutes*

CHERRY HILLS PROPERTY OWNER'S 3RD QUARTER MEETING
HICKORY HILLS ELEMENTARY

STATEMENT OCTOBER 12, 2010

* DETERIORATION OF THE CHERRY HILLS SUBDIVISION

* LOSS OF HOME VALUES IN A DECLINING COMMUNITY

TO ALL PROPERTY OWNERS,

We, concerned P.O.s need to address this deterioration as noted below and require action to these infractions of our C.C.@R.s by our representatives, The Board, whom are duly authorized to enforce violations.

The concerns encompass our property values, for most, one of our largest investments as well as the quality of living in our community as set forth and guarded by our contract, the C.C.@R.s.

1. Visual appearance of lawns in that dirt patches and weeds are the predominant features leaving a negative visual impact on our community. As many as 10 are in this dire condition.
2. Heavy mold and/or mildew growing on as many as 30 households as of this Oct., 2010.
3. Trees, many P.O.s have complied, however, many still are remiss in doing so. The Board has offered to assist those whom either due to financial or physical needs, were unable to comply per the July, 2010 meeting.
4. Dog feces left by our dog walkers continue to be a problem. The Sheriff's Office has advised that there is not a County or State Statute with the depositing of dog feces on our curbs, and

Sidewalks. There is however, an ordinance regarded as animal abuse which encompasses even a leased dog, which is termed, failure to maintain control, which can be applied to ones own yard. If you see feces being deposited on your yard, you can take a picture of the owner and dog and appropriately ask the individual their name. The Detective's name is Ron Killingsworth at this number...417-829-6216. The individual can be charged subsequently with animal abuse. The Common areas, beyond the sidewalks, are private property and posted with No Trespassing signage. If the dog defecates on our Common areas, the individual, again with pictures, can be charged with trespass. The President of our subdivision must sign a summons to effect this complaint.

5. P.O.s request the Board to advise the number of variances and violations issued, and to whom, and their resolve.

6. Basketball hoops. The number has proliferated faster than an aspen grove.

7. Garbage cans. Many are stored visable along the sides of homes rather than appropriately shielded from side walks and the street. In addition, some have chosen to store other paraphernalia, again, creating a negative visual impact on our community.

8. Vehicle parking between 12:00AM and 5:00AM on surface streets is occurring; thusly impeding the ingress and egress of their neighbors especially those across the street. As many as 4 and possibly more are in persistent violation.

9. Financial burdens. May as a suggestion to the Board, we ask that in the notification of the dues payments include, a request for donations to the Beautification Committee be included and so noted in the memo section of their checks. This primarily is to

beautify our 6 common areas. We also ask the Board to examine and pursue a special assessment to cover the basic maintenance of our common areas. Every year we have fallen short for the proper maintenance. Please reference our Bylaws and Art.5 in our C.C.@R.s.

We request the Board to take action on and respond in writing to those present at this meeting of Oct. 12, 2010, within a month. May we please remind the Board that all our C.C.@R.s are to be enforced to the letter as written without arbitrary exemptions to this binding contract. It is also recognized, this home owners association has had a great many hurdles since its formation in Jan., 2008. Your participation as well as the other volunteers to overcome a transitional period is certainly appreciated. Your diligence and cooperation on these matters benefit our community in a most substantial way. Thank you!

Respectfully,

The Property Owners' of Cherry Hills Subdivision

*Gerry Hank
compiled by
others who have
complained*

CC: Attendees at the Oct. 12, 2010 quarterly meeting