

Cherry Hills Property Owners Association
Brief Recap of Membership Meeting
May 16, 2011

17 property owners (and spouses) were present.

Minutes from the January meeting were approved.

Treasurer's report was given by volunteer assistant treasurer Patti Stoner on Cory Nibert's behalf, in his absence.

- Report was submitted in writing - \$6,419 in the bank; to date \$4,688 collected in excess of expenses paid out; \$1,360 approx in bills to be paid out within 30 days.
- Several properties have paid the special assessment already. We are holding pending approval.
- 50 properties haven't paid their 2011 dues yet. (2 checks were then received at the meeting)
- 4 properties remain delinquent for 2010 and prior (one which is set for a closing soon and will be collected)

Point of clarification about legality of membership and votes was raised by Gerry Link. These concerns were addressed by the board secretary, Paula Green. Meeting continued.

There was much discussion of each voting item. The following items passed and are now effective (please see the May newsletter for the detailed explanation for each of these issues):

#2 –Amendment to Bylaws to allow for electronic notice of meetings

#4 - Ozark Mountain Sanitation has been overwhelmingly accepted for another 2 year contract.

#5 – Amendment to Bylaws regarding procedure for Vote by Proxy

#6 – Amendment to Bylaws to clarify requirements for a voting quorum

Heavy discussion due to only one (1) voting member present plus proxy would be sufficient, but was amendment passed. Discussion recommended we, as property owners, take a serious interest in the association by attending these meetings due to the importance of discussions before the vote. Voting by proxy can be voting blind on an issue where additional important information is added at the meetings. The members present requested that the board always take every effort to provide as much information as possible when presenting an issue for vote by proxy.

#1 – Special assessment was tabled until the board received specific bids for the repairs. Brad Perryman reported that he and Harold Raines met with Greene County's Mr. Williams regarding our basins. He said we were in compliance currently but suggested two major items that would need attention soon to avoid further adverse problems. These related to basin #2 at the main entrance to the subdivision and basin #4 at the entrance on Luella. Brad has attempted to get contractors out here to give quotes but no one has shown up. Mr. Williams gave him a few names to try.

#3 – Weed control issue was tabled. Good discussion from members present. Benny Coble stated that killing the weeds kills the root system which helps with erosion of our soil in these basins. It would be costly to seed with grass seed effectively to avoid the erosion and get rid of the weeds. Also, Brad said the county would prefer we not spray chemicals in the basins or on the sides (could do it on the tops only). They are trying to keep our ground water sources clear of any chemicals. It was suggested by Janice Murrell (by letter) that we have someone from Missouri Conservation to come out and make recommendations for some native plantings to help with erosion. Brad stated the county suggested someone with MO Dept of Natural Resources who also teaches conservation at MSU. We could possibly get free trees planted by students in the fall, if we contact them now.

Meeting adjourned.