

Cherry Hills Subdivision Property Owners Association, Inc.
Quarterly Membership Meeting Minutes
Hickory Hills School – Common Area
April 10, 2012

President Cristy Meadows called the quarterly meeting to order at 7:00 pm and determined there was a simple majority present.

Minutes

The prior membership minutes from January 10, 2012, were read by Secretary Patti Stoner. Harold Raines moved to approve these minutes as read. Benny Coble seconded his motion. Motion carried.

Treasurer's Report

Patti Stoner presented the treasurer's report. The financial statements (copy is attached as a part of these minutes) shows our checking account balance of \$10,297.37 and \$6,954.32 in our "special assessment" savings account. The Profit & Loss Budget vs. Actual shows we have collected \$8,062.50 of regular dues and \$2,750 of special assessments during the period January 1 through April 10, 2012. Our expenditures to date for 2012 are annual insurance of \$938, lawn mowing of \$325 and postage and office supplies of \$169.47. We have \$9,384.35 income net of expenses paid to date. Of delinquent property owners: 25 still owe the 2011 special assessment, 30 owe the 2012 regular dues, 2 still owe prior years dues/assessments. Four property owners have overpayments on their accounts to apply to 2013. Jim Meadows moved to approve the treasurer's report. Paula Green seconded his motion and motion carried.

OLD BUSINESS -

2012-2013 Board Officers

Cristy introduced the offices each board member was elected to at the board meeting held following the quarterly January meeting, after they were elected to the board for 2 year terms. Cristy Meadows as president, Gerry Link as vice president and Patti Stoner as secretary/treasurer.

Garage Sale

The annual spring garage sale is set for Friday and Saturday, April 27th and 28th. The time was discussed and general agreement was 7 am to 3 pm each day. The board will email to remind everyone in advance of this sale for greater participation. It will be posted in the Springfield newspaper garage sale ads as well as on Craigslist. We will setup A-frame signs at the main entrance as well.

Update on repairs for water retention basins

Cristy reported that she has setup an ad hoc committee assigned to oversee with project, with her as a committee member representing the board. She has appointed Brad Perryman and Harold Raines to serve on this committee. She felt it was important for there to be continuity on this project since it was started with Brad Perryman as the contact with the contractor in 2011. Harold has served previously on the board and is very aware of the issues we face in our retention basins. It has been noted that there is cracking in the concrete walls on basin #6 at the end of Cherry Place and the fence atop this wall is becoming loose. Pictures were passed around to those present. Benny Coble stated the problem may be worse if the cracks are below the posts. After discussion, it was felt the board needs to focus on the approved repairs that we collected the special assessments for first and then get more information about possible remedies for this newest problem.

NEW BUSINESS -

2012 Mowing Bids

Cristy presented the bid from Gabris Landscaping for \$325 per mow for 16 mows during the 2012 mowing season. She explained that Gerry had secured bids of \$325 and \$350 compared to the original bid by Gabris for \$400. After the board reviewed the bids, the board felt it was important to take the lowest bid but to offer Gabris the opportunity to meet that price, based on his past good service. He revised his bid to \$325 per mow and he will mow every other week. Paula Green moved that we approve Gabris' contract for \$325 per mow. Harold Raines seconded and motion carried.

Greg Allen stated he takes tocks from the basins for his rock garden. The board was okay with this except for the rocks in the slow-flow paths.

Covenant Violations and Warnings

Cristy described our method of 1st warning and 30 days later the 2nd warning for any offenses. Gerry has a list of violators that other board members then check out and concur before the warnings are sent out. It was discussed that the 30 day time period may need to be reviewed depending on the offense (such as lawn mowing which could become a health hazard within that time period). The board will adjust accordingly.

Fines for violations of the covenants

Benny Coble shared his experience with other neighborhoods – after one warning they were then fined \$25. Cristy said our covenants don't currently allow fines. Gerry commented that there not be a second warning, just a fine instantly. Paula Green commented the guidelines would need to be uniform and specific if there will be fines. Gerry suggested we draft a "fine" proposal and submit to a vote of the membership at July's meeting. Keith Chrystie thinks fines are a bad idea and a lot of "anger mode" by the property owners will start up again. He said the covenants are clear – no fines. Pat Reed thinks the fines are harsh and we should try to enforce by warnings first. Cristy described the legal remedies we have. Paula suggests listing offenders in the newsletters, etc. Benny pointed out that when some property owners offend, unheeded, they perpetuate more offenders – "if they can do it, so can I" attitude. Cristy with have the board discuss a draft for fines before the July membership meeting.

Specific Property Owner Offenses – Manuel's House – 419 YW

Cristy explained the current offenses of non-mowed lawn and mold on the house and stated the board had sent her the violation warning 3/29/12. Cristy is concerned if we pay to mow her lawn to put her in compliance, she won't pay the bill we submit and we become her lawn service. Paula Green discussed her experience as a board member of the lack of civil responses to their requests. Cristy discussed our own responsibility and the legal remedies we have available (paying to correct any violations and billing the property owner, then later filing a lien if they don't pay that bill(s)). Keith Chrystie said we can't trespass into a property owner's backyard (note: the covenants DO allow the board or ACC to do this in the case of violations). Jim Meadows explained legal steps through small claims court but it can lead us to legal fees incurred for an attorney ("trial de nova") that we can't collect on anyway. Loretta Raines mentioned YW and CHB corner is bad not to mow very often, however, they just mowed yesterday. Greg Allen suggested we contact the county to address lawn problems and maybe mow at their (the county's) cost. Pat Reed said there is a problem house where they park on the grass on CHB at the entrance home (with the gazebo). They don't mow often. Cristy said Board will discuss this later tonight.

Though there was much discussion with the membership, but no real consensus on action. Board will monitor the situation and determine the best courses of action they determine will keep the neighborhood looking good.

Beautification of Exterior of Basins – Weed Control, Etc.

Cristy discussed both sides of the issues – spraying chemicals to keep weeds down will improve the looks of the basins but will cause more erosion if we can't replant a healthier stand of grass. Keith Chrystie said he has seen ground cover to put in basin so we don't mow inside the basins. Gerry Link reported Sydney Gardner from (? some agency?) had liked that ground cover. Benny Coble said the Zoysia grass plugs that with smother weeds and won't grow more than a few inches high is a really good option. We would have to wait until September or October to seed any grass. Zoysia is invasive. Harold Raines suggests we get repairs down first and then we'll discuss these items.

Basin Project Funded by Special Assessment

Harold reported from the basin committee: they will get the two biggest problems corrected first and keep them within budget.

Neighborhood Watch Program

Mr. Collison on Yellowwood is handling this, but his house has recently been listed for sale.

Parking on Sidewalks vs. Parking in Garages

Gerry Link discussed the hazards and annoyances of some property owners who regularly park in their driveways but across the sidewalks at the ends of their driveways. He would much prefer for all property owners to park in their garages so that our neighborhood looks much nicer. Patti Stoner stated that she has not found this is any violation in our covenants nor any state or county violation for doing this. The board can only make this suggestion to the property owners in our newsletter.

RV Parking within Subdivision

Pat Reed reported an RV is regularly parked on the street at 5126 Cherry Place and asked that we send a warning. The board agreed to send a warning.

Children Playing Street Signs

Greg Allen suggested we have the county erect "Children Playing" signs within our neighborhood; River Birch now has lots of new families with small children playing out front. He also suggests we remind property owners to be careful when backing out of their driveways due to the increased number of children playing. Benny Coble thinks we have to buy them now, doesn't think the county does this for free any longer. Benny also suggested dropping the speed limit from 30 mph to 25 mph.

Cherry Place Rock Pile Hazard

It was also reported we should warn children from playing in the retention basins, specifically the pond at the end of Cherry Place. There are snakes, broken glass and poison ivy/oak in that rock pile.

Facebook

Cristy reminded us to check Facebook for updates. We would like all property owners to "like" our website to be notified when something new has been posted there. She is working on the administrator login to control this website better.

Location for July Membership Meeting

In the past our association has met at the Blackman road city of Springfield Fire Dept. community room. Cristy has checked into reserving the private meeting room at the Panera Bread on east Sunshine in the Southern Hills Shopping Center. The membership liked this idea and agreed to meeting there instead.

Adjournment

Paula Green moved that the membership meeting be adjourned and Pat Reed seconded the motion. Motion carried and the meeting was adjourned.

Respectfully submitted,

Patti Stoner, Secretary/treasurer