

Cherry Hills Subdivision Property Owners Association, Inc.
Quarterly Membership Meeting Minutes
Fire Station, Blackman Road
July 17, 2012

President Cristy Meadows called the quarterly meeting to order at 7:00 pm and determined there was a simple majority present. She reported that the other two board members, Patti Stoner and Gerry Link, were unable to attend.

Cristy also mentioned that a thank you goes to Benny Coble for providing a PA system for use at the meeting.

Minutes

Cristy asked if all members had read the minutes from April 10, 2012. Dan Reed moved to approve the minutes. Benny Coble seconded his motion. Motion carried.

Treasurer's Report

Cristy presented the treasurer's report in Patti's absence. She pointed out that the Association has two accounts. There is a checking account for the normal operating expenses and a savings account for the special assessments. Cristy reported that dues are continuing to be collected. There are still 15 households outstanding. The board has sent letters of reminder and the delinquencies have been posted in the newsletters that go out. She said the board may have to make some personal visits. Dan Reed stated that he believes that the delinquencies should be put on call and lien filed. Cristy stated that they are holding off on placing liens due to the cost. With the basins needing repair, there wouldn't be extra funds to pay to have liens issued. Jim Meadows moved to approve the Treasurer's Report. Jim Collison seconded his motion. Motion carried.

OLD BUSINESS –

Update of Basins

Cristy explained that the board did not receive a written bid from the original party that was being considered for the basin repairs. She stated that they now have a written bid from a company called JCJ in the amount of \$8,750. Cristy said the bid is basically just to fix the problems and not to make them look pretty. Cristy explained the issues with the separation of the drainage pipes and the necessity to make repairs as soon as possible. Jim Collison stated that the dry weather we are experiencing is making the drainage issues in the basins worse.

Dan Reed voiced concern that Brad Perryman, with the ACC committee, should be at the meeting to present this update on the basins. Asa Ferguson suggested that Brad send out a detailed letter explaining the bid that was received. Cristy said she would have Brad send out an e-mail. Greg Allen suggested that Benny Coble and Asa Ferguson be on the ACC Committee.

The question was asked if a motion was needed to move forward on accepting the bid and having the repairs made. Cristy stated that a motion had already been made at a previous meeting to approve this action. She said all that was needed now was a motion to spend an extra \$250 from the operating expense account.

Benny Coble stated that when we move forward on the basin repairs, we also need to get Greene County to fix drainage ditches on Farm Rd. 197. He says when the basin repairs are made the outflow will be more extensive to the residents on the Farm Rd. Cristy said she would contact Greene County. Asa Ferguson suggested that all contact be made in writing.

Jim Collison moved that we authorize the Board to spend the additional \$250 to repair the retention basins. Asa Ferguson seconded his motion. Motion carried.

Children Playing Street Signs

Cristy told the members that the board had considered this type of sign for the subdivision. She said Jerry Link had checked into it and the county will not install these signs. She explained that the signs are \$40.00 each and the posts are \$25.00 each. She said it would be approximately \$125.00 total with it installed in concrete. Benny Coble mentioned that the county is supposed to be installing 25 mph speed limit signs in residential areas. Benny Coble and Jim Meadows suggested that we wait and see if the county installs these signs in the subdivision.

Fines

Cristy reported that imposing fines had been discussed at the previous meeting. She asked the question, "Do we really want to impose fines?" There were several who voiced concerns that it could be problematic to collect fines. Jim Collison discussed the cost involved in imposing fines such as: sending certified mail, posting notification signs, law enforcement assistance, etc. Dan Reed agreed it would be pointless to impose fines since there are residents who don't pay the dues. To be able to impose fines it would also require re-writing the covenants. The members in attendance were in consensus to not impose fines.

Benny Coble mentioned that there are many trees in the subdivision that overhang the walkways. He suggested that the respective homeowners be encouraged to trim these limbs. Greg Allen says he believes that the subdivision looks worse now than before. Benny Coble stated that when the subdivision looks bad it affects all of the property values.

Dan Reed stated that his wife Pat had sent a letter to the Board and the ACC committee in regards to the dead trees and cars parked in yards. Cristy said these concerns have been passed along to the ACC committee. Dan said he hasn't received a response yet and he wants an answer in 7 days.

NEW BUSINESS

New Architectural Control Committee

Cristy announced that we now have an Architectural Control Committee. The members included: Brad Perryman, Harold Raines and Ian Lewis. She said that more members are needed and asked if anyone else was interested. Cristy said that the board had noticed some success with issues such as dead trees, trash cans, motor homes and trailers on the street etc. Dan Reed said he would volunteer to be on the committee.

Greg Allen voiced concerns about the frequency of the basin mowing. He says he doesn't believe that the frequency is quite enough. He said he wondered why some of the neighbors didn't volunteer to help out between mowing. Cristy stated that Gabris currently charges \$325 per mowing. She said that Gabris had stated at one time that they would be interested in doing some partial mowing in between.

Dan Reed voiced concern about round up being used in basin #5. He stated that this is causing an erosion problem and that this is not the right thing to do.

Cristy mentioned that one neighbor in particular had extensive storm damage recently. She said that they have their house for sale. She stated that the owner has been contact with their insurance. Several sections of privacy fence in the neighborhood were also damaged. Most of which are considered common fence. Cristy stated that there could be some issues with fences.

Cristy reported that there have been no recent reports of vandalism. She did report that her own house alarm had been tripped recently but no apparent reason was discovered.

Jim Collison spoke to the members about offering to sell a piece of his property to the Association. He says he now has a potential buyer for his house and the buyer is not interested in this piece of property that is located at the back of his property. Mr. Collison stated that the piece of property would have to be surveyed. Mr. Collison says he would sell the property to the Association for \$2,000.00. Cristy said that the Association had a donor offer to buy the property at one time. She said she will check and see if they are still interested. Cristy stated that she believes the Association could make this piece of property into a common area for residents use. Mr. Collison says his buyer has a contingency of 30 days. Cristy stated the association would have to have a special meeting in the next 2 to 3 weeks. If there is no donor we could vote on a \$50.00 special assessment for capital improvement.

Dan Reed stated that the last newsletter was the best one we have had yet. Cristy said that Patti Stoner had produced the last newsletter.

Adjournment

Jim Collison moved that the membership meeting be adjourned and Jim Meadows seconded the motion. Motion carried and the meeting was adjourned.

Respectfully submitted,

Robin Coble