

Cherry Hills Subdivision Property Owners Association, Inc.  
Quarterly Membership Meeting Minutes  
Hickory Hills School - October 9, 2012

President Cristy Meadows called the quarterly meeting to order at 7:00 pm and determined there was a simple majority present. 15 property owners were present: 315RB, 370YW, 5042CHB, 367RB, 407YW, 5046L, 5187CP, 260ST, 355RB, 5031CP, 5167HB, 268ST, 5199CP, 221<sup>ST</sup>, 379RB.

Minutes

Cristy asked if all members had read the minutes from July 17, 2012. Harold Raines moved to approve the minutes and Jim Meadows seconded the motion. Motion carried.

Treasurer's Report

Patti Stoner presented the treasurer's report.

*Financial statements -*

The attached financial statements dated 10/9/12 are a part of these minutes. Total checking/savings account is \$5,322.59. Our profit & loss statements shows total income collected \$13,175.00, expenses \$15,679.82, interest income of \$15.07 and delinquent dues fees adjusted down \$26.00 for net expenses paid out in excess of revenues of \$2,515.75. We have \$1,244.25 less in our budgeted loss as of 10/9/12.

*Projected cash flow analysis -*

A "transaction detail by expense account" report was attached for year-to-date. Patti had prepared a projected cash report for 12/31/12 as of 10/09/12. It is projected that our operating funds cash balance as of 12/31/12 will be \$5,023.72.

*Delinquent dues report & actions taken -*

7 property owners have not paid 2012 dues, 5 haven't paid 2011 special assessment \$50 dues, 6 property owners have overpaid their account and it is applied to 2013 dues. One property owner has communicated with the board that she was laid off work and is looking. She paid the \$50 special assessment but still owes the 2012 \$60 dues. The board has decided to take no action against her currently. The following property owners have been assessed lien fees for lack of 2012 dues payments: CP5139 Donald Gonce; HB5179 George and Tamara Abramovitz; ML325 John Klopfenstein; RB438 Brad & Kelli Lawrence. Previous liens are in place for: YW419 – Rebecca Manuel; YW431 – Charles Tagami

Dan Reed moved to approve the treasurer's report. Benny Coble seconded the motion and the motion carried.

**OLD BUSINESS:**

Report on special assessments basin repair project

Patti presented a "Special Assessments Report" to show the shortfall in cash collected necessary for the entire project's cost of \$9,200. Only \$7,900.00 has been collected to date (\$8,150 should be collected), so that \$1,300.00 must be used for the 2012 operating funds. \$250.00 is still outstanding from 5 property owners.

The board asked the membership to ratify the board's action for total project cost of \$9,200 which is \$550 more than the membership has previously approved. This is due to unforeseen costs in excess of the bid for the work that the contractor found during the project that had to approved quickly to complete the project without incurring additional costs by coming back to finish the project. Keith Chrystie moved to approve the additional \$550. Ian Lewis seconded the motion and the motion carried.

Additional basin small repairs & seeding expenditures

The board presented a motion to approve the bid by Gabris Landscaping to reseed all areas that were re-graded in the major repair job AND bury 2 downspouts from the Cherry Hills Blvd. house into pond #1 for \$850. Ian Lewis moved to approve the \$850 fee and Pat Reed seconded the motion. Motion carried.

O-Ring repair issue

Greg Allen asked if the male/female o-ring issue the right "fix" on the large repair project. Gerry Link described in detail the fix he recommended would be the backer rod with caulk rather than the caulk only as suggested by Gabris. The

labor and parts cost \$200 for this repair. Jim Meadows moved to approve the \$200 cost of Gabris repair using Gerry Link's recommendation. Ian Lewis seconded the motion and the motion carried.

The board presented a motion to approve the bid for labor on fixing the fence and concrete walls on pond #6. Cynthia Stevens asked if there were other bids on pond #6 work. The board indicated no, that Gabris had been very reasonable with his rates especially with the lawn mowing contract. The materials will be less than \$100, but will need to approve cost of labor. The fence on pond #6 was discussed. Pat Reed asked if it needed to be waterproofed and the answer was yes. Cristy noted that Jeff can do hourly work for the association. It was determined that this project needs more information and would not be approved at this meeting.

#### Architectural Control Committee (ACC) membership

Cristy reported that Brad Perryman and Harold Raines had resigned. Ian Lewis and Dan Reed have agreed to serve. Ian has agreed to be the ACC chairman. There was a discussion of the covenants and ACC responsibilities and additional members needed. Cynthia Stevens was invited but declined at this time.

#### Remediation Costs of ACC Violating Property Owners

It was discussed regarding expenditures of fixing ACC violations on the two Yellowwood properties not in compliance and billing those property owners our costs. Currently these violations are in regard to lawns, debris and damaged fences that property owners haven't taken care of.

#### Lot for Additional Common Area – (Mr. Collison's Luella lot)

Jim Collison had signed his listing with another real estate agent and the sale of this lot is no longer available. Ian Lewis stated his extreme displeasure with the board for failing to approve this expenditure in July when the offer was made. He felt the association missed a great opportunity to acquire additional land that could allow a future playground.

#### **NEW BUSINESS:**

##### \$250 expenditure cap placed on Board by membership

Keith Chrystie clarified to the board of this intended cap only for items not previously approved in the annual budget.

##### Increasing board size from 3 to 5 members

The board announced it intends to increase the board size and are looking for additional board members to start their term in January 2013.

##### Changing membership meetings from quarterly to semi-annual or annual meetings

Patti presented this board item, due to the lack of attendance at these meetings, since it is the same property owners who attend that also are in contact with board members of items as they occur. Following discussion with the members present, it was decided that skipping only the July meeting each year unless there was a need for a special meeting.

##### Notice of increase in 2013 dues by 10% from \$60 to \$66

Cristy reported to the membership of the 2013 increase.

#### Adjournment

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

Respectfully submitted,  
Patti Stoner, secretary/treasurer