

Cherry Hills Property Owners Association, Inc.

Membership Meeting Minutes

Panera Bread January 14th, 2014.

President Emily Givens called the quarterly meeting to order at 7:03 p.m. and determined, per the bylaws, a simple majority present. 10 of the 163 property owners were present. Secretary, Terry Michael was not in attendance.

Business Meeting:

Minutes from the previous meeting in October were reviewed and approved.

Brandon reviewed the 12/31/13 financial statement. A discussion was held on whether or not any homeowners had objected to the annual dues being raised. No issues were reported. Some general discussion was held on the current state of property liens for those who have not paid their dues. Brandon discussed that our former Treasurer (Patty Stoner) will do our taxes this year for no charge. Next year, a fee will be applied to complete the return.

A discussion about the entrance re-do was brought to the floor. April agreed to acquire bids from three companies to come and give the subdivision an estimate for the landscaping. These three companies would give us quotes for removing/replacing dead trees and maintaining the area. A property owner asked if our current landscaping company sprays our existing cedar trees in detention areas. Brandon agreed to find out.

No ACC members were present at the meeting, so Emily relayed that the ACC had no issues to report. Dan Reed asked the question of "why is the ACC never at these meetings". He suggested to Emily that the Board fire the ACC. Emily declined. A discussion was then held about the ACC's current situation. Brandon suggested that anyone who had concerns should volunteer to help out. No volunteers stepped forward. The Board reiterated that they feel the ACC is doing their job and are grateful for the ACC volunteering their time.

A topic was brought up on possibly applying a fine to homeowners who repeatedly do not abide by the current covenants. Dan Reed and Benny Coble requested that the Board start sending out warning letters to those homeowners who do not follow the covenants, then follow through with these fines. A discussion was then had about changing the bylaws to state that a fine will be administered to homeowners who are not following the covenants. After a long discussion, the quorum made a motion to send a letter to all homeowners asking for input on this issue. This letter would detail obvious covenant violations that could potentially earn the homeowner a small fine in the future. It would also inform all homeowners of the potential to change the Bylaws at the April meeting. Pat Byrum seconded the motion.

Since Terry was not present, Emily discussed the current state of Basin #6. Emily discussed that for now it is stable, but more work will need to be done in the future. Pat Byrum wanted to personally thank everyone who helped fix the basin. The issue about the current fencing on Basin #6 was discussed. Brandon agreed to get estimates on fixing the fencing situation.

The floor was opened for any other general needs or concerns. A concern was raised about our current mailman and his lack of care with the mail. There was also a reminder to put out signs a week before all board meetings to remind homeowners.

Motion to adjourn was unanimously seconded and approved at 8:36 p.m.