

Cherry Hills Subdivision POA
Membership Meeting Minutes

October 11, 2016

Members present: Cara Railey, Scott Cannon, Daniel Popovich, Angela Bullock, Bob Jones, Pat Byram, Pat Colson, Dan Reed, Patrick Murphy, Joyce Mays, Gerald Link, and Terry Michael.

6:31pm- Cara called meeting to order.

Business Meeting

6:32- Reviewed minutes from last meeting on October 13, 2016, Motion to approve minutes Bob Jones. Seconded by Joyce Mayes. Approved unanimously.

Financial

6:33- Daniel Popovich presented finances and budget. Beginning balance of \$11,365.57. Ending balance of \$5997.47 as of 12-31-16.

Primary expenses are taxes, insurance, and upkeep for retention ponds and entrance. Also, newsletters, violation letters, and PO Box. Savings account is used for unforeseen expenses.

23 properties still not paid. Letters went out this week. Late fees will have 18% per year. Discussion about liens. Best option is to add to closing costs due to expenses. In 2013, attorney suggested not putting liens on homes due to legislation with small claims court. Title companies contact board to find out if there are dues/fees owed. Dan Reed asked if neighborhood had a lawyer. We currently do not. If we needed a lawyer, the board would choose one. Jim Meadows has been recommended previously. Dan Reed motioned to approve report, seconded by Terry Michael. Approved unanimously.

6:45- 2016 Budget

Daniel Popovich presented costs from last year and total homes with total dues. Budget for 2016 \$8,700. Will use digital resources as much as possible to reduce costs. Landscaping by All Seasons. Asked for a bid for 2017 to keep them competitive.

Gerald Link discussed spraying for bugs in the spring. Suggested spraying for bag worms, fungi, etc. He does currently spray around his property. Daniel Popovich called previously for a bid and contract. Pat Bryam- entrance maintenance- has picked up fireworks trash and weeded. Updated on request for mulch. It was done by the landscaping company and charged \$275. Board will ask for bids for other companies as well. Need a contract with landscaper- need to know exactly what is included as far as spraying, mowing, sign maintenance. Gerald asked for board to move on this. Board approved budget. 2017 budget will be in January.

6:55- Dissolution and Reinstatement

Time to review was allowed. Cara discussed timeline.

Why it happened: must keep registered agent. 5 presidents ago was the last registered agent. No blame is being placed. Notices were being received in another homeowner's mailbox. The notices were not given to current board. Final notice was sent to previous agent. Letter of dissolution was given to Pat on January 8th 2016 (first aware).

To insure that this does not have this happen again each new Board will have to registered agent. Google drive information is available for Board members. Dan Reed suggested gratitude to Board and especially Cara for reinstating the POA.

7:06- New Website. Information will be available to all. Better form of communication. User friendly.

7:09- Newsletters will now be on the new website. Nextdoor website has also been very helpful. This Board has decided to only post online and link on Nextdoor. Homeowners will need to use forms online and site the bylaw to make a complaint. Pat Bryam asked about what the complaints are. Most complaints are Mowing too late, fireworks, etc.

7:14- New board members. Secretary will be done in January. All others are up in April. If we do not self-manage, the county will assign a management company. Management companies run in the hundreds. Dan Reed- question and comment: how are violation being tracked? Comments- let people know on website. Dan Reed- quorum is larger this meeting than in the past.

7:24- motion to adjourn by Scott- denied by Pat Bryam. Motion to continue trash by Terry, Second by Gerald. Pat Bryam concerned about mess on streets. Proposed having next meeting somewhere else due to time constraints.

7:28- Dan Reed asks for board to have special meeting.

7:29- Motion to adjourn Gerald, second by Terry.