

Cherry Hills Subdivision POA Meeting

April 10, 2018 Meeting Minutes

1. Call to order at 7:05 PM at Panera Bread off National AVE.
 - a. **Homeowners Present: CHB5138; HB5107; ML317; RB315; ST260; ST268; RB307**
 - b. **Quorum established**
2. Approve minutes from January 8th meeting (**Moved by: HB5107; Seconded by RB315**)
 - a. **Approved unanimously**
3. Treasurer's report
 - a. Current financial statements
 - **See attached**
 - **Overall, the Cherry Hills POA is in a stable financial situation. The conditions of the common areas (detention ponds) continues to be a concern for future expenditures. Reserve funds may need to be used to survey/assess and possibly repair in certain areas.**
 - b. Dues collection report
 - **As of April 8, 2018**
 1. **67 of 163 homeowners (41%) had paid their 2018 dues. Reminders will be delivered to homeowners who haven't paid.**
 2. **146 of 163 homeowners (90%) had paid their 2017 dues. the remaining 17 homes are noted and will be responsible for paying delinquent dues upon selling their home.**
 3. **Efforts will be made to collect outstanding payments to bring the percentage to 100% as reminders for 2018 dues are sent to homes. Those who did not pay 2017 dues will receive a reminder noting both years are due at this time.**
 - c. Late fee assessments
 - **Late fees of 18% per annum may be assessed on homeowners whose payments are determined to be delinquent in accordance with the subdivision covenants.**
4. ACC report
 - a. ACC committee membership is below the required minimum of two (2).
 - b. Accept volunteers for ACC committee
 - c. **No volunteers stepped forward at the April Meeting. Interested homeowners should email the board if they wish to serve on the ACC committee.**
5. Open board positions
 - a. Accept nominations for 1-year (complete last year of 2017-2019) open board position from Pat Colson, Vice President
 - b. **Zim Schwartze was unanimously elected to serve our the term as Vice President (Nominated by HB 5107; Seconded by ST260)**
6. Old Business
 - a. None

7. New Business

a. Suggestions/comments from members included:

- **Send notice to homeowners (possibly in next newsletter) to remind them that no vehicles are permitted in the detention ponds**
- **Install small signs denoting detention pond numbers (from neighborhood plat) for aiding**
- **Hold next meeting at Greene County Public Safety Center (coordinate with Z. Schwartze)**
- **Reminded homeowners of neighborhood garage sale on April 27/28, 2018**

8. Meeting adjourned at 7:50 PM

2018 Budget
Cherry Hills Property Owners Association

	Beginning Balance-1/1/18	\$ 7,871.52
Income		
	Dues Paid 2018 163 homes @ \$72.00 ea.	\$ 11,736.00
	Total Income	\$ 11,736.00
Expenses		
	Mowing	\$ 7,500.00
	Entrance Maintenance	\$ 500.00
	Insurance	\$ 1,100.00
	Miscellaneous	\$ 900.00
	Total Expenses	\$ 10,000.00
	Net Income	\$ 1,736.00
	Ending Balance as of 12/31/18	\$ 9,607.52

Cherry Hills Property Owners Association
Income Statement
4/10/2018

				Beginning Balance	\$	12,737.52
Income						
Deposit	4/5/2017	Dues Paid (11 checks)		\$		792.00
Deposit	5/3/2017	Dues Paid (12 checks)		\$		864.00
Deposit	7/5/2017	Dues Paid (9 checks)		\$		860.00
Deposit	7/30/2017	Dues Paid (3 checks)		\$		216.00
Deposit	10/12/2017	Dues Paid (2 checks)		\$		144.00
Deposit	12/29/2017	Dues Paid (8 checks)		\$		731.00
Deposit	2/12/2018	Dues Paid (64 checks)		\$		4,464.00
Deposit	2/27/2018	Dues Paid (27 checks)		\$		1,944.00
Deposit						
Deposit						
				Total Income	\$	10,015.00
Expenses						
Check #	2206	4/3/2017	Higher Ground Lawn Care LLC	March 16,23 mowing		\$550.00
Check #	2207	5/3/2017	Higher Ground Lawn Care LLC	April mowing		\$1,200.00
Check #	2208	5/17/2017	Lathrop & Gage LLP	Fees for services provided		\$761.00
Check #	2209	5/30/2017	Higher Ground Lawn Care LLC	May mowing		\$1,000.00
Check #	2210	6/15/2017	MO Sec. of State	Registered agent fee		\$10.00
Check #	2211	6/30/2017	P.O. Box renewal	Renewal fee for PO Box 10522		\$132.00
Check #	2212	6/30/2017	Higher Ground Lawn Care LLC	June mowing		\$1,100.00
Check #	2213	7/30/2017	Higher Ground Lawn Care LLC	July mowing		\$650.00
Check #	2214	8/7/2017	Higher Ground Lawn Care LLC	August mowing		\$875.00
Check #	2215	10/1/2017	Higher Ground Lawn Care LLC	Sept. mowing		\$1,200.00
Check #	2216	10/12/2017	The Whitlock Compa y	2017 Tax preparation		\$300.00
Check #	2217	11/5/2017	Higher Ground Lawn Care LLC	Oct. mowings		\$625.00
Check #	2218	2/27/2018	The Bullock Solution	Host website		\$65.00
Online	3/28/2018	Auto-Owners Insurance	General Liability Coverage			\$1,042.00
				Total Expenses		\$9,510.00
				Net Income	\$	505.00
				Ending Balance as of 4/10/18	\$	13,242.52

Cherry Hills Property Owners Association
Balance Sheet
4/10/2018

Assets		
Checking/Savings - State Bank	\$	13,242.52
Savings Account - State Bank		
Restricted Portion	\$	1,000.00
Savings Account - State Bank	\$	4,633.35
Total Assets	\$	18,875.87