

Cherry Hills Subdivision POA Meeting

April 16, 2019 Meeting Minutes

1. Call to order at 7:06 PM at Panera Bread off National AVE.
 - a. **Homeowners Present: ML317,RB307,ML417,CHB5138,HB5107,CP5199**
 - b. **Quorum established**
2. Approve minutes from 4/10/18 meeting (**Moved by: HB5107; Seconded by CHB5138**)
 - 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 16, 2019**
 1. **Approximately 60% had paid their 2019 dues (up from 2018 at this point in time). Reminders will be delivered to homeowners who haven't paid.**
 2. **Over 90% of homeowners had paid their 2018 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 2019 dues are sent to homes. Those who did not pay 2018 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.**
 - d. Only four items have been submitted to the ACC in the past year. They include two solar panel projects, one fence repair, and a deck modification. All projects submitted the required information and were deemed to be in compliance with the POA's Covenants and Restrictions.
5. Board Election
 - a. Nominations for open board position were solicited. The bylaws indicate that a minimum of three board members is required.

- b. Richard Gebken, Lori Ralls, Zim Schwartze, and Paul Hawkins were nominated as a slate of candidates (Nominated by CP 5199; Seconded by RB307). The slate of nominees was unanimously approved.**
- 6. Old Business**
 - a. Install small signs denoting detention pond numbers (from neighborhood plat) for aiding**
 - b. Hold next meeting at Greene County Public Safety Center**
 - c. Reminded homeowners of neighborhood garage sale on April 25-27, 2019**
- 7. New Business**
 - a. It was recommended that the POA Board include tree maintenance (trimming and fertilization as needed) for trees within the common areas. The POA Board stated that it will work on adopting this into the lawn services RFP, either a requirement or as an add alternate for the bid.**
 - b. The following motion was made by HB5107 (seconded by ML417) and approved unanimously.**
 - Replace the existing mulch in the median of the subdivision's main entrance with river rock if the cost does not exceed \$600. If the cost to install rock exceeds \$600, then the existing mulch shall be replaced with new mulch material.**
- 8. Meeting adjourned at 8:07 PM**

Cherry Hills Property Owners Association

Balance Sheet

4/16/2019

Assets

Checking/Savings - State Bank	\$	11,731.52
Savings Account - State Bank		
Restricted Portion	\$	1,000.00
Savings Account - State Bank	\$	4,643.70
Total Assets	\$	17,375.22

2019 Budget
Cherry Hills Property Owners Association
Income Statement

	Budget Beginning Balance-12/31/18	\$	6,711.52
Income			
Dues Paid 2018	163 homes @ \$72.00 ea.	\$	<u>11,736.00</u>
	Total Income	\$	11,736.00
 Expenses			
Mowing		\$	7,500.00
Entrance Maintenance		\$	500.00
Insurance		\$	1,100.00
Miscellaneous		\$	<u>900.00</u>
	Total Expenses	\$	10,000.00
	 Net Income	 \$	 1,736.00
	 Ending Balance as of 12/31/19	 \$	 8,447.52

Cherry Hills Property Owners Association
Income Statement
4/16/2019

			Beginning Balance 04/01/2018	\$ 13,242.52
Income				
Deposit	6/12/2018	9 checks (2018 dues)	\$	648.00
Deposit	7/17/2018	5 checks (2018 dues)	\$	503.00
Deposit	1/14/2019	2 checks (2018/19 dues)	\$	288.00
Deposit	1/17/2019	5 checks (2019 dues)	\$	360.00
Deposit	3/9/2019	73 checks (2019 dues)	\$	5,328.00
Deposit	3/29/2019	5 checks (2019 dues)	\$	360.00

Total Income **\$ 7,487.00**

Expenses

Online				
Check #	2219	5/21/2018	Higher Ground Lawn Care L MAR/APR/MAY Mowing -Spray trees	\$1,650.00
Check #	2220	6/29/2018	Higher Ground Lawn Care L JUNE Mowing	\$1,100.00
Check #	2221	7/16/2018	P.O. Box renewal Renewal fee for PO Box 10522	\$140.00
Check #	2222	8/1/2018	Higher Ground Lawn Care L JULY Mowing	\$1,100.00
Check #	2223	8/6/2018	USPS PO Box Fee	\$22.00
Check #	2224	9/8/2018	Higher Ground Lawn Care L AUGUST mowing	\$1,100.00
Check #	2225	9/14/2018	The Whitlock Company 2018 Tax preparation	\$320.00
Check #	2226	9/30/2018	Higher Ground Lawn Care L SEPT Mowing	\$1,100.00
Check #	2227	11/1/2018	Higher Ground Lawn Care L OCT-NOV Mowing	\$1,150.00
Check #	2228	1/7/2019	Higher Ground Lawn Care L Cut down pine tree and haul debris	\$250.00
Check #	2229	1/8/2019	The Bullock Solution Website hosting	\$65.00
Check #	2230	3/28/2019	Auto-Owners Insurance General Liability Coverage	\$1,001.00

Total Expenses **\$8,998.00**
Net Income **\$ (1,511.00)**

Ending Balance as of 4/16/2019 **\$ 11,731.52**