

2021 Cherry Hill Annual POA meeting 1/28/2021

Meeting started at 6:36

POA members in attendance:

- Richard Gebken 317 Melaleuca Dr
- Paul Hawkins 417 Melaleuca Dr
- Lori Ralls 5138 E Cherry Hills
- Jeff Ralls 5138 E Cherry Hills
- Brad Perryman 5150 E Cherry Hills
- Ocki Haas 430 Yellowwood Dr

Treasurer Report

- Paul discussed financials
 - Bank Balance \$19957.36
 - CD balance \$5664.21
- 2021 mailed invoices and collected several unpaid dues
- 2020 - 10 POA not paid
- 2021 – 76 POA not paid but not late until March
- 11 homes had lien notices sent to homeowners
 - 4 have paid after receiving letter of lien warning
 - The remaining homeowners will have liens filed in April if not paid in full

ACC Report

- We currently have one ACC member.
- Jeff Ralls (CHB 5138) and Ocki Haas (YW 430) volunteered

Board Member Elections – per bylaws, must have at least three board members

- Richard declined to serve on the board another term.
- Paul and Lori volunteered to serve again.
- Ocki Haas offered to serve on board.
- Paul Hawkins, Lori Ralls, and Ocki Haas were nominated as a slate of candidates (nominated by CHB 5150, Seconded by ML317). The slate of nominees was unanimously approved.

Old Business

- Mowing contract bid only 1 year
 - Daniel Popovich, current vendor, is willing to extend the contract one year unless board wants to get re-bid it to others.
 - Trash Service 2-year contract (entering second year)
 - No complaints
 - Ocki asked about cost of recycling \$17/qtr
 - Jeff asked if trash would be cheaper if added to POA dues

New Business

- A discussion on parking in the street was held. A consensus of opinions was that there was currently no covenants that would address the situation.
- Discussion of possibility to add a pool to the neighborhood was held

Meeting Adjourned at 7:13

- Moved by ML 417, seconded by CHB5138

**2019/2020 Budget
Cherry Hills Property Owners Association
Income/Expense Statement**

Budget Beginning Balance 12/31/2019		\$ 11,731.52
Projected Income 2019, 163 homes @ \$72.00 each per year		\$ 11,736.00
2019 actual income	\$ 10,136.00	
Projected Income 2020, 163 homes @ \$72.00 each per year		\$ 11,736.00
Projected in 2019/2020		\$ 23,472.00
2020 actual income	\$ 13,248.00	
Projected Income 2021, 163 homes @ \$72.00 each per year		\$ 11,736.00
2021 income as of 01/28/2021	\$ 6,985.51	
 Total Income 2019/2020/2021	 \$ 30,369.51	
 Expenses	2019	2020
Mowing	\$ 7,290.00	\$ 5,845.00
Insurance		\$ 1,015.00
Miscellaneous	\$ 745.60	\$ 597.46
		\$ 314.61
 Total Expenses 2019/2020/2021		\$ 15,896.77
Net Income		\$ 14,472.74

Balance Sheet

01/28/2021

Checking Account-State Bank	\$ 19,957.36
CD/Savings-State Bank	\$ 4,664.21
Restricted Portion of CD/Savings	\$ 1,000.00
Total Assets	\$ 25,621.57

Cherry Hills Property Owners Association

Income and Expense Statement

Beginning Balance 04/16/2019 \$ \$11,731.52

Income

48 Deposits

05/15/2019	13 checks (2018/2019 dues)	\$ 936.00
05/29/2019	5 checks (2018/2019 dues)	\$ 432.00
06/04/2019	1 check (2019 dues)	\$ 72.00
06/11/2019	1 check "	\$ 72.00
08/22/2019	1 check "	\$ 72.00
08/28/2019	1 check "	\$ 72.00
10/24/2019	1 check "	\$ 72.00
11/04/2019	2 checks "	\$ 144.00
11/25/2019	6 checks (2018/2019 dues)	\$ 504.00
12/05/2019	5 checks (2019dues)	\$ 360.00
12/09/2019	3 checks "	\$ 216.00
12/16/2019	3 checks "	\$ 216.00
12/19/2019	2 checks (2018/2019 dues)	\$ 216.00
12/26/2019	2 checks (2019/2020 dues)	\$ 216.00
12/31/2019	1 check (2020 dues)	\$ 72.00
01/03/2020	10 checks (2019/2020 dues)	\$ 792.00
01/08/2020	3 checks (2020 dues)	\$ 216.00
01/16/2020	6 checks (2019/2020 dues)	\$ 576.00
01/24/2020	3 checks (2020 dues)	\$ 216.00
01/28/2020	2 checks "	\$ 72.00
02/01/2020	6 checks "	\$ 432.00
02/05/2020	7 checks (2019/2020 dues)	\$ 576.00
02/06/2020	11 checks (2019/2020 dues)	\$ 1080.00
02/10/2020	18 checks (2018/2019/2020 dues)	\$ 2016.00
02/15/2020	8 checks (2019/2020 dues)	\$ 792.00
02/19/2020	3 checks (2020 dues)	\$ 216.00
02/27/2020	8 checks (2019/2020 dues)	\$ 864.00
03/04/2020	4 checks "	\$ 504.00
03/05/2020	5 checks "	\$ 648.00
03/11/2020	1 check (2018/19/20 dues)	\$ 216.00
03/13/2020	2 checks (2019/2020 dues)	\$ 288.00
03/20/2020	1 check (2020 dues)	\$ 72.00
03/25/2020	2 checks "	\$ 144.00
03/30/2020	2 checks (2019/2020 dues)	\$ 216.00
04/03/2020	5 checks (2018/19/20 dues)	\$ 648.00
04/09/2020	1 check "	\$ 216.00
04/11/2020	3 checks (2019/2020dues)	\$ 288.00
04/21/2020	1 check (2020 dues)	\$ 72.00
05/11/2020	1 check "	\$ 72.00
05/26/2020	2 checks (2018/19/20 dues)	\$ 288.00
07/28/2020	2 checks (2020 dues)	\$ 144.00
08/01/2020	3 checks (2018/19/20 dues)	\$ 360.00
08/17/2020	2 checks (2020 dues)	\$ 144.00
08/25/2020	1 check "	\$ 72.00
09/18/2020	3 checks (2019/2020 dues)	\$ 360.00
12/16/2020	2 checks (2021 dues)	\$ 144.00
12/21/2020	1 check (2020 dues)	\$ 72.00

01/08/2021	3 checks (2021 dues)	\$ 216.00
01/19/2021	40 checks (2020/2021 dues)	\$ 2880.00
01/20/2021	12 checks (dues 2021)	\$ 864.00
01/22/2021	11 checks (dues 2019/20/21)	\$ 792.00
01/25/2021	6 checks (dues 2018/19/20/21)	\$ 937.51
01/28/2021	16 checks (dues 2018/19/20/21)	\$1,296.00

Expenses 05/14/2019 through 01/25/2021

05/14/2019	check # 2231	Higher Ground Lawn Care LLC April 2019 Mowing	\$ 1100.00
05/22/2019		Insufficient Funds/Returned Check	\$ 144.00
05/22/2019		Insufficient Funds/Returned Check Bank Fee	\$ 5.00
05/29/2019	check # 2232	Higher Ground Lawn Care LLC May 2019 Mowing	\$ 1100.00
06/04/2019	check # 2233	USPS PO Box 1 year renewal	\$ 154.00
05/29/2019		New Bank Checks for CHPOA from State Bank	\$ 20.60
06/30/2019	check # 2234	Higher Ground Lawn Care LLC June 2019 Mowing	\$ 875.00
07/31/2019	check # 2235	Higher Ground Lawn Care LLC July 2019 Mowing	\$ 900.00
09/05/2019	check # 2236	Higher Ground Lawn Care LLC Aug. 2019 Mowing	\$ 675.00
10/04/2019	check # 2237	Higher Ground Lawn Care LLC Sept. 2019 Mowing	\$ 1125.00
10/24/2019	check # 2238	Whitlock & Co 2018 IRS Tax Preparation	\$ 350.00
11/01/2019	check # 2239	Higher Ground Lawn Care LLC Oct. 2019 Mowing	\$ 965.00
11/04/2019	check # 2240	Larry V. Saxton Dues Reimbursement	\$ 72.00
12/10/2019	check # 2241	Higher Ground Lawn Care LLC Nov. 2019 Mowing	\$ 450.00
01/29/2020	check # 2242	Lori Ralls Mail out Reimbursement	\$ 89.46
02/01/2020	check # 2243	Auto-Owners Insurance General Liability Coverage	\$ 1015.00
02/11/2020	check # 2244	Crockett, Tharp & Maples, CPA'S 2019 IRS Tax Prep.	\$ 275.00
02/12/2020	check # 2245	The Bullock Solution CHPOA Website Hosting	\$ 65.00
06/04/2020	check # 2246	USPS PO Box 1 year renewal	\$ 168.00
06/07/2020	check # 2247	Higher Ground Lawn Care LLC May 2020 Mowing	\$ 1350.00
07/11/2020	check # 2248	Higher Ground Lawn Care LLC June 2020 Mowing	\$ 675.00
08/10/2020	check # 2249	Higher Ground Lawn Care LLC July 2020 Mowing	\$ 900.00
08/31/2020	check # 2250	Higher Ground Lawn Care LLC Aug. 2020 Mowing	\$ 900.00
10/01/2020	check # 2251	Higher Ground Lawn Care LLC Sept. 2020 Mowing	\$ 1125.00
11/20/2020	check # 2252	Higher Ground Lawn Care LLC Oct. 2020 Mowing	\$ 895.00
01/07/2021	check # 2253	Richard Gebken Mail out Reimbursement	\$ 89.10
01/25/2021	check #2254	Jonathan Stroup dues overpayment refund	\$ 145.51
01/25/2021	check # 2255	The Bullock Solution CHPOA Website Hosting	\$ 80.00