

**Cherrywood Homeowners Association**  
Annual Meeting  
January 9, 2019

The meeting was called to order at 6 p.m. by Robin Whatley. Robin introduced herself and Susan Lyons as the current Board of Directors.

It was determined that a quorum was present with 12 owners present and 4 proxies mailed to CBCPP.

Robin explained to the owners that in April 2018 A Better Alternative Management closed their business and the HOA had to find a new management company. Coldwell Banker Commercial Prime Properties stepped in to fill the void for the HOA's that ABA was managing. The Board then decided to continue services with CBCPP and were later notified by the local authorities that there was an active investigation into the possible embezzlement of funds by ABA. The Board did have the financial records reviewed and has determined that there did not appear to be any missing funds from Cherrywood.

Robin read the 2018 Annual Meeting minutes to the owners. Bob motioned to approve the minutes; Susan seconded the motion and the motion passed.

Rob explained each category on the 2019 Proposed Budget. Larry made a comment that spraying Roundup on the common area is dangerous. Robin will speak to the person spraying for weeds to see if they could come up with a safer solution.

John motioned to approve the 2019 Budget; Laura seconded the motion and the motion passed.

One of the owners had a question regarding the covenant compliance and what was and was not allowed in the subdivision. Robin explained that the CC&R's are very vague, but she does inspect the properties every 2 weeks. There have been 3 properties who receive consistent violation letters for weeds. The owner asked if poultry was allowed. Robin & CBCPP will investigate the CC&R's further for an answer to his question.

Robin explained that the HOA currently has approximately \$5,000 in delinquent dues. Most of those owners already have liens on their properties and do not care. The Board would like to send any owner who is 2 years behind to a collection agency. The other owners agreed that any account that is 2 years or more delinquent should be sent to the collection agency. The HOA dues are due by March 31<sup>st</sup> each year.

Some owners wanted to know if anything could be done about the parking on the streets. As it is a public street there is not much the HOA can do about this issue. Owners can call the Sheriff's Office or Mesa County to see if they can provide additional guidance though.

Although the owners believe that the HOA looks better now than in years past, they are having a big problem with feral cats. It was stated that a few of the owners were trapping the cats and having them spayed at their own cost and not much else can be done.

A new owner inquired about hooking his property back up to the irrigation system. Robin will provide contact information for the gentleman that has been maintaining the system. Bob also offered to help with the project. It was also stated that 2 years ago the HOA put in a cistern to help get the water to owners. Another owner that was not present at the meeting can only get approximately 20 minutes of watering at a time. There were lots of suggestion made to help solve this problem as the last house on the line was getting a good flow of water.

Bob motioned to adjourn the meeting. All owners were in favor and the meeting was adjourned at 6:35 p.m.

The meeting minutes were taken by Alicia Criswell with Coldwell Banker Commercial Prime Properties.