

Cherryhill HOA meeting
June 7, 2025

Lincoln Hall opened the meeting at 10:00 AM

Present: Lincoln Hall, Jim and Mary Perkins, Mike and Jolene Archuleta, Karl Knoblock, Greg Isaman, Theresa Anderson, Andrew Smith, Jason Broidy, Anne Tally, John and Linda Elmer, Jeff Melchior, Darren Coltrinari, Karin and Ron Utterbach-Normann, Mike and Karen Holt and Anne Saunders

Proxys turned in for: Heidi and Ryan Scotting, Mike and Jan Henwood, Brett and Cindy Winder, and Susan Vincent

Lincoln thanked the past board members and gave a special thank you to Cindy Winder for painting mailboxes, John and Linda Elmer for maintenance of common areas and a new solar light at the entrance and to Heidi and Ryan Scotting for purchasing and installing a new solar light over the mailbox.

Budget

Lincoln pointed out an amendment needing to be made to the budget: The pond cleaning will cost around \$5000 instead of \$1200 as proposed originally.

Questions and discussions:

1. Jim Perkins explained that the irrigation fees weren't paid one year and the payments have been late since, so this year the HOA will have to pay for two years then it will be back on track and drop back down to a little over \$1000.
2. Jim explained that the CPA expense is just a placeholder, there is no budget for that. The treasurer does the taxes, it's just a single page form.
3. There is \$100 budgeted for a lawyer to be used just if needed.
4. Karin Utterbach-Normann asked about the pond liner. Lincoln said last year it was repaired with around 144 patches and should last 8-10 more years. H&H Pond Liners gave a bid for \$8000 for a new pond liner, but it shouldn't be needed for a few years.
5. Greg Isaman mentioned building up a reserve to cover those eventual upcoming expenses. Jim explained that this upcoming year we're looking at a reserve of 11k, but we will need to repair/replace the fence around the

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pond this year at a cost estimated around \$5000. The pond cleaning expense will eat into the reserve as well.

- Jason Broidy suggested Roadkill Landscaping for the fence repair - he highly recommends getting a bid from them.

- The Melchiors would be willing to pay half of the portion of the fence bordering their property. The Coltrinaris already paid half the expenses of repair to the fence bordering his property. The need to approach Jerry Olshove about paying half the expense of the fence that backs up to his property was discussed. It wasn't decided who will approach him.

6. Jason brought up the possibility of a special assessment for the fence and pond cleaning rather than tapping into the reserve.

Greg moved to approve the budget with the pond cleaning amendment. Mary Perkins seconded and the motion passed.

Minutes

Questions and discussion:

1. Karl Knoblock mentioned that by-laws need to say 2/3 which is 16 or more. Lincoln explained that the board asked the attorney about that and that he (Lincoln) will post that information from the attorney on the website to clarify for everyone.

Linda Elmer moved to approve the minutes, Anne Tally seconded and the motion passed. Noted: Karl K. opposed approval of the minutes.

Business

1. Most homeowners are unhappy with the condition of the common areas. They are shabby, overgrown, covered with debris and trash. The question was brought up about how much do we all want to commit financially to the improving of these common areas?

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- Jason pointed out that 26 1/2 road is scheduled to be widened. He suggested not doing anything at this point with 26 1/2 road areas as the city will be working on that.

- Greg suggested a contracted landscaper to maintain what we have. Anne Tally agreed. Lincoln pointed out that the previous landscaper (Lush out of Palisade) \$500 per month from March to November (\$4500), WD quoted in 2022 for an 11 month term \$660 per month Jan-Nov.

- Entrance sign needs re-done also.

- Karl suggested forming a committee of homeowners to work on improving these areas and Greg agreed to head up the committee. Mike and Jolene Archuleta, Anne Saunders, Andrew Smith and Theresa Anderson, Lincoln Hall, Karl Knoblock and Mike Holt all agreed to be on the committee. Whenever they decide on a task and form a work party event they will extend an invitation to all neighbors who wish to help. This committee can suggest replacements and find bids for costs.

- Karin suggested that the issue of the entrance sign needs to be a priority. Darren moved that new board will make the new sign an agenda item. Linda seconded and the motion passed unanimously.

- Another thing to look at a the drainage issue near Anne and Jason's house.

2. Mike Archuleta asked for update on repaving the two small cul-de-sacs. Lincoln and others have called several times and have been told that it's on the schedule but no date is known. Lincoln suggested that if you live on Cordial or Jubilee please give the city a call to try and hurry the process along.

3. Karin mentioned that our neighbor Phyllis Otto is 99 and is on hospice. She said she is doing pretty well, but lonely and would like everyone to consider stopping and visiting when they can. Darren suggested going when a car is in the front as she may not answer her door when she is on her own.

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4. The Architectural Committee will include:
Anne Saunders, Karl Knoblock, all board members.

HOA board member selection

Nominations for board positions included:

President - Jim Perkins was nominated as president and accepted. Karl Knoblock was nominated as president and accepted.

John Elmer was nominated as treasurer and accepted.

Linda Elmer was nominated as secretary and accepted.

The results of the secret ballot vote is:

Jim Perkins - President

John Elmer - Treasurer

Linda Elmer - Secretary

Jolene moved to conclude meeting and Greg seconded

Meeting adjourned at 11:45 AM.

Architectural committee - Anne s, . Jason, Karl, all board members