

Cherrywood II HOA Annual Meeting Minutes

Recorder: Malena Brohm

February 2, 2021

1. Call to order (Bob Andrews)
2. Introductions and recognitions (Bob Andrews)
Board of Directors, Treasurers, and Architecture Review Committee Members
Special thanks to our volunteers, Danielle Henshaw and Mike Lands
3. Roll call for directors (Bob Andrews)
Directors Bob Andrews, David Bachrach and Malena Brohm all present
4. Housekeeping for virtual meeting (Malena Brohm)
 - a. Identify yourself, those joining us by phone, identify yourself
 - b. Places in the meeting for comments and questions
 - c. Use the chat function
 - d. Keep your video turned on as a courtesy
5. Review 2020 meeting minutes (Bob Andrews)
Motion presented to move the 2020 meeting minutes to approval. Motion seconded, no objections, meeting minutes approved to enter into records
6. Budget and expense review (Christina Wafford)
 - Slight overage of revenue due to 1 additional home sale (collection of fees on confirmation letters) and collection of late payment fees
 - Expenses below due to not conducting block party and landscaping/cleanup for north subdivision entry (the city cleaned up)
 - Budget: next year we plan to also outsource the landscape maintenance of the south entry parcels and inserted costs for website maintenance
 - Request made by Danielle Henshaw to increase the 2021 block party expense budget since we did not hold in 2020. Budget increased by \$150 to total \$500. Approved by the board of directors
 - Bob Andrews presented the motion to approve the 2021 budget; motion seconded, none opposed. The 2021 HOA budget is adopted
7. HOA Covenants and By-Laws (Malena Brohm)
A reminder again that we are a covenant-controlled HOA.
 - Our covenants protect property values, promote safety, aesthetic appeal and generally improve our neighborhood's quality of life
 - As purchasers, when we take title to our property within the **HOA**, we implicitly accept and agree to abide by the community's declaration
 - We ask all members of the association to read the covenants and by-laws which can be found on the association's website
 - The Architecture Review Committee is also available to confer with any homeowner members at any time when home and property changes are being considered
 - The board of directors, as volunteers, perform covenant control measures to the best of our abilities
 - Some situations which are in violation of the covenants have been brought to our attention.

- The board of directors take the necessary steps to inform homeowners of violations and to take remedy.
 - However, in some situations, the violation remains and the directors have decided to not subject the community and HOA to litigation which could cost the association a substantial amount in legal fees
 - We are reporting this to you, the HOA members, as a matter of transparency. This is also associated to legal fees which are on the budget and expense documents shared with you this evening.
8. Call for volunteers (Bob Andrews)
- Volunteers are needed for the HOA board of directors and the Architecture Review Committee
- Greg Gingo was nominated and he agreed to accept the nomination. All present members voted in favor, none opposed. Greg has been appointed to the board of directors.
 - Josh Humphries volunteered for the ARC. He was asked to follow up with an email to Bob Andrews to formalize
- Thank you to our HOA volunteers!
9. Going digital (Bob Andrews)
- The HOA is collecting emails from members so we can make our communications more efficient and to help save paper and postage costs. It was asked if we can also pay the HOA dues online. We will look into this, maybe collect by Venmo? Greg Gingo agreed to assist by investigating. So far 29 of 85 members have provided their emails for this purpose. We will continue our efforts to collect emails through the spring and summer.
10. New business
- a. (Danielle) She will look to host the block party in September 2021 if it is safe to do so. Also looking into bringing in food trucks, much like the Sweet Cow vehicle, as another option. She will let us know when the timing is right to plan
 - b. (Greg) The road conditions in our neighborhood are poor, full of potholes, etc. Greg contacted the city and was informed our neighborhood streets are not on the schedule for repaving until 2024. He lobbied to have moved up to 2022. Scott Fowle also submits requests through the city's website. It is a good idea to have neighbors write or call the city to lobby for the same. Scott will provide the link to include in the newsletter
11. Meeting moved to adjourn at 7:38pm