

CHEERY RIDGE ESTATES PROPERTY OWNERS ASSOCIATION

Annual meeting March 8, 2014

Bean residence 9:00 AM

Prepared by Dan Kern

In attendance —John Wallace, Jim O'Malley, Chuck Bean, Dan Kern, Ned Moore, Don Kono, Steve Steinert, Jim Olsen, Miles Ulrich, Jay Todd, Meg Steed, Mickey Vanhulle.

Proxies provided: Miles Ulrich for Evan Sugden, John Wallace for Darryl Harmon, Chuck Bean for Jim Schwartzberg, Kristi Moore for Jerry Higgins, Jim O'Malley for Jim Loukusa.

22 votes are present.

Jim O'Malley called the meeting to order.

2013 meeting minutes were agreed upon and approved.

Old business

Treasurer's report as provided by Chuck Bean: 2013 receivables totaled approximately \$12,000.

Current bank balance is approximately \$550. 2014 dues are expected to be approximately \$13,000.

Tom Routt paid \$3700 in past dues and interest, with a balance of approximately \$17,000 still owing.

Recap of 2013 work: Maintenance mowing, spraying and patching totaled approximately \$4000, including \$2500 for pothole repairs.

New business

Logging of Vanhulle property: Discussion of damage to connector road and possible need for additional gravel after logging is complete. The board will meet with CVL after logging is complete and request gravel. Going forward, it was suggested to ask for gravel as a condition of logging. Owner indicated they will repair the roads after logging and plan to replant logged areas within 2-3 months of completion. Owner asked to be notified of any bad spots/damage in the road and they will attend to it immediately.

Miles Ulrich volunteered to set up a community intranet web site for CREPOA.

Chip seal: Life span of the chip seal was discussed. Jim O'Malley responded with 10-20 year life span.

Jim O'Malley provided a summary of options for long term maintenance planning, and suggested establishing a committee to form a long range plan. Don Kono motioned and Miles Ulrich seconded a motion to establish a committee. A vote by show of hands approved. Don Kono, John Wallace, Jim Olson, Meg Steed, and Jim O'Malley to be members of the committee.

Proposed By-Law Amendments: (See attachment)

1) Jim O'Malley motioned to rewrite to say "Members authorize the board to close the roads to vehicles weighing 15k pounds or more under freeze/thaw or severe weather conditions for a limited time." Jay Todd seconded the motion. A vote by show of hands approved.

2) Don Kono motioned to approve, Miles Ulrich seconded. A vote by show of hands approved.

3) Jim O'Malley motioned to add in "board must approve payment before work commences". Meg Steed seconded. A vote by show of hands approved.

Proposed By-Law Amendment - Annual Meeting: Jim O'Malley moved to replace the requirement to hold annual meeting within 60 days of the end of the year with 90 days. John Wallace seconded. A vote by show of hands approved.

Board member election: Two board positions were open. Jim O'Malley was re-elected and Don Kono was elected. Jim was re-elected to the position of President by acclamation.

John Wallace moved to adjourn. Jim O'Malley seconded. It was unanimously decided to adjourn