

CREPOA General Meeting Minutes April 2, 2016

The annual meeting was held at Chuck Bean's home. It was called to order by Don Kono, president, at 9:10.

Other board members in attendance were John Wallace, Dan Kern, Ken Stinson, and Jim O'Malley.

A quorum was established.

Don reminded everyone about the CREPOA website which contains minutes of all meetings and other pertinent information relating to our association, www.cherryridgeowner.org.

The minutes for our 2015 General Meeting were approved.

Review of 2015

Activities of the last year were discussed. Several of our members volunteered their time and effort to patch a variety of pot holes over the year. The roads were mowed and sprayed by John Wallace. In the past we used to have work parties to clean up the roads and to patch pot holes. As some of us are getting older we are having fewer volunteers and now may want to consider a program of paying for some of these kind of repairs.

The board also researched the option of financing the anticipated road improvements.

Getting a bank loan to finance resurfacing our chip coat was pursued but was not available. The annual set aside of 50% of dues for implementing the Long Term Road Plan, has not accrued enough to make a dent in what the cost will be. That money that did accrue over the last 4-5 years, was spent on the asphaltting of the s-curves and several portions of the road that were in serious need of repair. The option of a one time assessment, and possibly raising dues was discussed. Don noted that the \$400 annual dues has been adequate for maintenance but will not fund a major road improvement project.

Discussion of 2016 Road Requirements.

Yesterday, on April 1st, Dan Kern received a proposed estimate for redoing all of the existing chip seal roads from Dolittle, for \$81,000, in accordance with our specifications. This is a blanket estimate, but Dolittle needs to firm up the estimate. The road will need to be swept for him to give a more accurate cost. A one time assessment of \$81,000 would be \$2,500 per lot. Grubb and Routt have been non payers of dues, so this number does not reflect their dues. John suggested we add 10% to address underlying problems and unknowns. Don will put Dolittle's estimate on our website.

Jim Schwartzburg expressed concern that the lower road is to remain gravel even if he agrees to the assessment. Don pointed out that the steep hill on Lot 15 will require asphalt at some point. He referred everyone to the Long Term Road Plan presented and adopted in 2015 and is on our website, in which the first thing to be done was a second coat of chip seal on the existing chip coat areas. A latter phase of the plan addresses the steep hill, and eventually bringing all association roads to the same level of improvement, with chip coat.

John commented that everyone benefits from the roads that have been chip coated already. Don pointed out that even though most members do not use the gated entrance, we all benefit from the money invested in that project.

The subject of the condition of the lower road was discussed. Meg Steed and Jim Schwartzburg referenced the poor condition of that section of road. It is rough, has areas of wash board surfaces, and is terribly muddy. There has been damage to the road from the logging operations that have taken place over the last two years. \$1,600 has been set aside from the Van Hueley logging operation to pay for some of the anticipated improvements to the lower road, the steep hill, and the Kono spur. Chuck Bean and the Millers will also be participat-

ing in the repairs to the steep hill and the lower road. Don indicated that the Bean and Miller logging operations are complete, so these repairs will be made in the next few months.

Jeff Apple noted that over the years much gravel has been applied to the lower road to maintain and improve it's condition.

Steve Steinert made the excellent point that we are all in on this together and we all share the financial burden of maintaining and improving the roads. He said he bought he property knowing that we have a road association with annual dues, with the goal of maintaining the roads. If chip seal is part of the maintenance plan, he suggested raising dues rather than a one time assessment.

The board will meet on April 16 to formalize the cost, and create a formal plan to present to the membership at a Special Meeting.

John made a motion to set the date for the Special Meeting of the membership on Saturday, May 7th to discuss raising dues and/or have a special assessment for the resurfacing the existing chip sealed roads. It was seconded, and passed. It was discussed that the increased dues would begin in 2017. At this meeting will be a review of the Long Range Road Plan, and Dolittle's firm projected costs. Additional discussion included when the work will begin.

Kristene Moore wanted to know what happened to the action of a special meeting in 2015 to vote on a special assessment, or raising dues, or to consider a bank loan to finance the project. Don responded that it did not happen due to a lack of information on the bank funding such improvements.

There was a discussion of re-grading the gravel roads, cleaning out ditches, sweeping the roads, spraying, failing culverts that will have to be replaced at some point, trash left behind by loggers, and run off. No motions were made to address any of these things.

The subject of bonds for logging operations was discussed. Past bonds have been adequate for the repairs needed. The amount of a bond is based on the season, and the roads on which the logging equipment will travel.

Discussion of Additional Chip Seal Projects

There was a discussion regarding additional chip seal projects. John is to have Dolittle give us an estimate for the rest of what is need for the lower road so we would be in a position to indicate what dues will need to be increased to, to do this additional work.

Treasurer's Report

Please see the attached document. U.S. Bank needs a vote of the membership for a separate savings account for the set aside money that we are receiving from our annual dues. It was moved, seconded and passed that we create a separate savings account, for this purpose.

Ken pointed out that it would take twelve years to accumulate the \$81,000 from our dues for the needed chip coat. Even if we double our dues it would still be six years.

Jim O'Malley moved that we set aside ½ of the money that actually comes in as dues, for the lower road set aside. It was seconded and passed. For this money to be used for any other purpose, requires a 4 out of 5 board members approval.

There was a discussion relating to Grubb's failure to pay his dues. Jim O'Malley made a motion to establish the interest on overdue dues at 12%, or the maximum allowed by law. It was seconded and passed. The board can file a lien on Grubb.

Withdrawal of lot 35 From the Association

It was discussed that James Loukusa would like to take his lot #35 out of the CREPOA Association, because he uses the lower road. This will require a vote of the membership. It was discussed that a future buyer would then, not have access to our roads. We were reminded that when people buy property in Cherry Ridge Estates, they do so knowing there are association fees for maintaining the roads. Darrel Harmon made a motion to let Loukusa and his lot #35 out of the CREPOA Association. It was seconded, the vote was taken, and the motion failed to pass, so Loukusa's lot #35 is still in the association.

Election of New Board Members and Officers

John Wallace's term expired. A motion was made, seconded and passed to have John stay on the board. It was moved, seconded, and passed to have Dan Kern President. Ken volunteered to be treasurer. Vi Kono will continue on as Secretary.

The meeting was adjourned at 11:00.

Respectfully submitted by Vi Kono, Secretary