

Minutes of The
Cheney Board of Directors Meeting
November 8th 2007 – 10:00 am
Marilyn Peters, 6723 Cheney Ranch Loop, Show Low, AZ

The following Officers and Directors were present:

Fred Musser, President
Joe Magnet, Vice President
Marilyn Peters, Secretary
Pam Whittaker, Treasurer
Larry Lemons

CALL TO ORDER:

President, Fred Musser

OLD BUSINESS:

Marilyn Peters brought up concerns by home owners regarding what the \$500.00 a month management fee included. Chuck Stewart said he would provide a letter explaining what Stewart Investment & Management provides on a monthly basis and past accomplishments.

Marilyn also expressed her concerns with the front entrances. Chuck updated everyone what has been done and his plans for making the piping at the entrances less noticeable. Marilyn said that she would like to have the dead tree at the entrance removed. Chuck made a note to have this done, also went over that with winter coming, it would be pointless to do any additional landscaping at this time and it would be better to wait until Springs.

Marilyn started the discussion of owners with past due HOA dues up to 2-3 years. Chuck said he would start making phone calls to owners with a past due amount and send out letters when necessary. Agreed that if any of the owners refuse to pay, liens would be filed against the property.

Mr. Haber: Fred Musser asked Chuck Stewart about the progress with the open ditches on Mr. Haber's property. Chuck explained that he has received bids from contractors, but is still waiting for 1 more bid before sending in for approval.

CC&R's: After discussing the status of the CC&R's revision. It was decided that the CC&R revisions would be e-mailed to Lisa at Stewart Investment & Management to put together and e-mail back to Cheney Ranch Board for approval.

Espinosa's Home: Fred Musser expressed his concerns with the weed and trash problems at the Espinosa's house. Pam Whittaker informed The Board that a lot of the problems

have been taken care of and that the property looks a lot better. There was a discussion about the removal of the broken swing set and having the weeds up to the street be removed. Chuck Stewart offered to have a letter sent addressing the removal of trash, including the broken swing set and clean up of the rest of the weeds on the property.

NEW BUSINESS:

Website: It was Marilyn Peters who was assigned to contact Cheryl regarding the web site change. Marilyn and Pam Whittaker went over the information and pricing that they had received from Cheryl regarding the Cheney Ranch Website. Fred Musser told us that he had also called for information and pricing and was given different information. Marilyn said that she would call Cheryl again and verify the information that was given to her and Marilyn and the information given to Fred.

Legal Defense Fund: It was decided that Chuck and Pam Whittaker would schedule a date to go to National Bank and set up 2 new accounts; 1 account for the "Special Assessment Fund" and 1 account for the "HOA Dues". The question of how many people still have not paid came up. An A/R Aging Summary report was provided to all the Board Members showing who still have open invoices. Chuck Stewart informed the Board Members, that he is planning on calling the owners that still had not paid, and schedule payments to be made. Also informed the Board that letters would also be going out regarding the past due payments and late charges to be assessed.

ARCHITECTURAL COMMITTEE: 11:00 arrival of 2 architectural members; DK Branom and Glen Holle. Fred Musser addressed the member on the procedures the committee would be taking. It was suggested to split Cheney Ranch into four areas to be inspected by each member watching it for new construction to make sure everything has gone through the proper channels. Then the committee would plan a meeting each month to go over the findings and to report these findings to the Board Members for instructions. Fred Musser offered to call Richard Kauffman to see if he would volunteer to join the Architectural Committee.

Concerns for the Architectural Committee are the records of plot plans, permit approvals by owners, size and layout of homes. The discussion of where these were to be kept so that they would be easily accessible was decided it would be best to keep them at the office of Stewart Investment & Management.

ADJOURNMENT: Fred Musser called for adjournment.