

**CHERRY CREEK FARM HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**Monday, November 27, 2006**

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- I. **Call Meeting to Order**—The meeting was called to order by Board President, Babette Morrow at 6:40 p.m.
- II. **Roll Call**— Board members present were Babette Morrow, Colleen Larsen, and Julie Leesman. Denise George was present representing TMMC Property Management. Homeowners present were Susan Bicknell and Rachna Kashikar.
- III. **Violation Hearing**
  - a. **6327 S. Emporia Circle**—The Board reviewed a request from homeowner to waive fines. After discussion, the Board stated they would like to review the property in person and advise the management company as to how to proceed.
- IV. **Homeowner Forum/Correspondence**
  - a. **6395 S. Florence Way**—The Board reviewed a request from homeowner to waive late fees. After discussion, the Board agreed to waive the demand letter fee.
  - b. **6385 S. Florence Way**—The Board reviewed a request from homeowner to waive late fees. After discussion, the Board agreed to waive the late fees.
  - c. **6405 S. Galena Court**—The Board reviewed an ACC request to install new landscaping. After discussion, the Board advised they would drive by property to review and advise TMMC as to how they wish to proceed.
  - d. **10395 E. Weaver Circle**—The Board reviewed a request from homeowner to paint home. After discussion, the Board requested that TMMC contact homeowner to provide samples of colors. After colors are provided the Board will consider approval outside of regular meeting as the homeowner wishes to move fairly quickly on this project.
  - e. **6358 S. Emporia Circle**—Homeowner was present to discuss concerns for new fence that will be installed in the greenbelt as well as presented a letter addressing each of her concerns. Homeowner has concern that the fence may not work the way it is intended and that this could possibly lead to a flood in her home. The Board addressed her concerns and educated her on how the fence is designed to function.
  - f. **10188 E. Weaver Place**—Homeowner was present to present an ACC request to installing a new roof as well as solar panels. After extensive discussion, the Board requested that the homeowner provide more information as to how high the solar panels would be off of the roof once they are installed. The Board did provide homeowner with a conditional approval of roof shingles as long as homeowner ensure that they are a Timberline T-40 Slate shingle. A motion was made by Julie to accept the roof request with the condition listed above, 2<sup>nd</sup> by Colleen, all in favor, motion carried. The Board then reminded the homeowner that more information would have to be submitted in regards to the solar panels.

- V. **Approval of Minutes**—The minutes from the October Annual Meeting were reviewed. No changes were requested. No October Board of Directors meeting was held as a quorum was not present.
- VI. **Unfinished Business**
- a. **Greenbelt Fence Project**—Babette provided an update on the fence project stating that currently the Association is working to obtain a flood plain permit.
  - b. **Update on Survey from Newsletter**—No update provided.
- VII. **New Business**
- a. **Website Re-design**—The Board discussed the website. The Board requested TMMC provide the Board with other association websites so that they can review them and determine if they would like to re-design the Association website.
  - b. **RMTC Tree Proposal**—The Board reviewed a proposal from RMTC to do some pruning, thinning and shaping of trees. After discussion, a motion was made by Babette to accept the proposal and take advantage of winter discount, 2<sup>nd</sup> by Colleen, all in favor, motion carried. Julie requested that a tree that sits by the sidewalk by her home on the greenbelt be trimmed when this work begins.
  - c. **Havana Road Construction Additional Landscaping**—TMMC advised that they had been in contact with the project manager for this project but have not heard back from him in regards to this information.
- VIII. **Monthly Correspondence**
- a. **Financial Reports and Bank Statements**—The Board reviewed the financials. A motion was made by Babette to accept the financials as presented, 2<sup>nd</sup>, all in favor, motion carried.
  - b. **Attorney Report**—No attorney status report was presented.
  - c. **ACT Report**—The ACT report was reviewed and questions answered.
- IX. **Adjournment**—The meeting was adjourned at 8:30 p.m.

**Next Meeting**  
**Monday, January 22, 2007 at 6:30 p.m.**  
**@ High Plains Elementary**