

**CHERRY CREEK FARM HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**Monday, April 24, 2007**

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- I. **Call Meeting to Order**—The meeting was called to order by Board President, Babette Morrow at 6:36 p.m.
  
- II. **Roll Call**— Board members present were Babette Morrow, Colleen Larsen and Julie Leesman. Denise George was present representing TMMC Property Management. Gene West with RBC Dain Rauscher was present for a portion of the meeting to discuss reserves.
  
- III. **Homeowner Forum/Correspondence**
  - a. **6358 S. Emporia Circle**—The homeowner was present prior to the meeting being formally called to order to discuss the fence. TMMC explained that there was no update at this time. The homeowner then left.
  - b. **10325 E. Weaver Circle**—The homeowner was present to inquire about what needs to occur to have a new driveway installed. The Board advised the homeowner that an ACC form must be completed and submitted to the Board for review and approval prior to the installation of the driveway. The homeowner stated that she had spoken with the County to discuss replacement of her curb as the curb is higher than the standard 6" curb. The homeowner inquired if the Board was aware of any concrete subcontractors that they would be willing to recommend. The Board stated they would contact her with the information.
  - c. **10345 E. Weaver Circle**—The homeowner was present to discuss the ACCORD program and CERT (Citizen's Emergency Response Team) program and inquire if the Board would like to see updates regarding these programs and what is happening with them. The Board provided their e-mail addresses to the homeowner. The homeowner provided information regarding the Havana landscaping project discussing his knowledge of the responsibility for the installation of the landscaping as well as installation of the irrigation system. He provided the attorney's name for AutoNation to the property manager. The Board inquired if the homeowner had knowledge as to how the previous special assessment for the fence project was put together. The homeowner provided information for the special assessment.
  - d. **6365 S. Emporia Circle**—The homeowner was present to discuss a letter she received which required her to paint her home. She asked for more clarification as to what needed to be painted as she was not willing to paint the entire home. The Board clarified the areas that needed to be reviewed on her home. She then inquired if she still needed to submit an ACC form for approval. The property manager advised that she would still need to submit for approval.
  - e. **6305 S. Florence Way**—The Board reviewed an ACC request to paint their home. After review of the samples, the Board requested TMMC contact the homeowner to provide color numbers and paint specs on the color samples they had provided. The Board also requested that they provide more information on where each of the colors will be painted. The Board advised that once the information is received by

TMMC, TMMC could then forward on to the Board for approval outside of the regular meeting.

- IV. **Guest Speaker—Gene West, RBC Dain Rauscher.** Gene West was present to discuss and educate the Board on how the Association's reserve fund is invested. After discussion, a motion was made by Julie to purchase 6, 9, and 12 month CD's for \$20,000 each stating that this would still leave \$40,000 available should an emergency arise, 2<sup>nd</sup>, all in favor, motion carried.
- V. **Approval of Minutes—**The Board reviewed the March minutes. After discussion a motion was made by Colleen to accept the minutes with some minor corrections, 2<sup>nd</sup> by Julie, all in favor, motion carried.
- VI. **Unfinished Business**
  - a. **Greenbelt Fence Project—**TMMC advised that the landscaping excavation had begun, however, the fence could not be installed because the ground is still too wet. After discussion, the Board requested TMMC have the landscaper investigate a possible broken water pipe where the fence is going to be located. The Board advised that they feel this may be why the ground is not drying out.
  - b. **Cherry Creek Academy—**TMMC advised that they have not been able to make contact with Jim Dyer. After discussion, Julie advised that she would try to contact him. If no progress has been made after that then TMMC will contact Babette to pursue with her contacts.
  - c. **Caley "No Parking" Signs—**TMMC updated the Board on the "no parking" signs requested to be installed along the narrow part of Caley advising that the forms are in with the County for final approval.
  - d. **Havana Landscaping—**TMMC will follow up on the information that was provided by the homeowner earlier in the meeting regarding the landscaping/irrigation responsibility for installation.
  - e. **Proposal for Replacement Bench—**TMMC advised that they were awaiting a proposal for the bench and would forward onto the Board once received.
  - f. **Greenbelt Sidewalk/Bridge Area Repair—**The Board discussed the sidewalk/bridge area that is in need of repair due to erosion and sinking. Babette is looking for information that was provided to her discussing the possibility that the County may pay for this repair. TMMC is checking pricing to have the rocks cemented in place to aid in the prevention of the erosion.
  - g. **Spring Walk-Through—**The Board stated that they were not able to complete the walk-through of the community. TMMC advised that they would e-mail some dates to choose from to complete the walk.
- VII. **New Business**
  - a. **Meeting Location—**TMMC advised that they have called the church on several occasions but have had no luck getting anyone to answer. After discussion, Julie advised that she would stop at the church sometime when she is driving by.
  - b. **Painting Committee—**TMMC advised that there are six volunteers for the paint committee. After discussion, the Board requested TMMC coordinate a meeting with the volunteers and provide a plan of action and desired outcome from them along with a time frame. They suggested that TMMC contact Linda Love to determine if she would be willing to host the 1<sup>st</sup> meeting.

- c. **Fencing Guidelines**—The Board discussed the need for fencing guidelines for the community stating that during the walk-through a wide variety of different fence types was found throughout the community. There was concern stated that there is no aesthetic continuity. After discussion, TMMC stated that they would provide the Board with some fence guidelines to review.
- d. **Planter at Caley/Dayton**—TMMC advised that one group had volunteered to plant the planter at Caley/Dayton. After discussion, the Board requested that TMMC contact the homeowners and ask them to provide a landscaping plan for review and inquire if they would be willing to manage the planter at Caley/Havana.

VIII. **Monthly Correspondence**

- a. **Financial Reports and Bank Statements**—The Board reviewed the financials. A motion was made by Julie to accept the financials as presented, 2<sup>nd</sup>, all in favor, motion carried.
- b. **Attorney Report**—The attorney status report was presented.
- c. **RUN Report**—The RUN report was reviewed and questions answered.

IX. **Adjournment**—The meeting was adjourned at 8:36 p.m.

**Next Meeting**  
**Monday, May 21, 2007 at 6:30 p.m.**  
**@ High Plains Elementary**