

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Monday, August 27, 2007

- 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 Colleen Larsen and Julie Leesman. Denise Haas was present representing TMMC Property Management. HO from 10395EWC were present for a portion of the meeting as well as HO from 10063EWC was also present for a portion of the meeting.
- III. **Homeowner Forum/Correspondence**
 - a. **10063 E Weaver Ave**—Homeowner presented an ACC Request to install new double front doors. After discussion, the Board approved this request.
 - b. **6376S Emporia Cir**—The Board reviewed an ACC Request to install a trellis on top of their deck rail. After discussion, the Board requested homeowner provide more information regarding the height of the trellis once it is installed, the materials that it will be constructed of as well as how it will be secured.
 - c. **10015 E Caley Place**—The Board reviewed an ACC Request to install a front window. After discussion, the Board approved the request.
 - d. **10305 E Weaver Cir**—The Board reviewed an ACC Request to install a fence as well as paint their home. After discussion, the Board approved the request for new fencing however requested more information on the color schemes to be used for the house.
 - e. **10325 E Weaver Cir**—The Board reviewed an ACC Request to replace a driveway and front step. After discussion, the Board approved the request.
- IV. **Violation Hearings**
 - a. **6398 S Emporia Cir**—TMMC presented the Board with a letter from the homeowner protesting the request to remove the deck or to make it more aesthetically appealing. After discussion, the Board requested TMMC send a letter to homeowner advising that the deck is not a porch and does not conform to the standards of the Association. The Board also requested TMMC state that the deck must be an integral part of the house and needs to be structurally attached to the house. It cannot be an independent structure.
- V. **Paint Committee Update—Linda Love, Chair.** Linda was not present. The Board presented TMMC with the body colors that had received final approval. TMMC will coordinate with Sherwin Williams as well as the Paint Committee to pick out accent/trim colors.
- VI. **Approval of Minutes**—The Board reviewed the July minutes. The Board requested changes be made to 6335SFV regarding encroachment, to Section IV. The Board requested that an acronym sheet be provided for the street abbreviations. TMMC noted corrections. A motion was made by Colleen to accept the minutes as corrected, 2nd, all in favor, motion carried.

VII. **Unfinished Business**

- a. **Asphalt Removal at W. Greenbelt Fence**—TMMC advised that the asphalt removal and planting of new sod will occur during the first week of September.
- b. **Cherry Creek Academy/Caley "No Parking" Signs**—The Board discussed and will attend the 8/27/07 meeting with Arapahoe County Zoning and the school.
- c. **Havana Landscaping—Dead Tree Follow Up**—TMMC advised that they had been in contact with Landco to have the tree replaced.
- d. **W. Greenbelt Light**—The Board advised that Xcel cannot tap into Public Service for additional lighting at the steps on the east side of the west greenbelt. The Board requested TMMC obtain pricing for handrail to be added going down the steps. When Xcel is ready to move the light at the south end of the west greenbelt, they will contact Julie for placement.
- e. **Rain Sensors**—TMMC discussed rain sensors with the Board and the fact that they are unreliable. After discussion, the Board requested TMMC contact Keesen to discuss, in detail exactly how they are suppose to function and how they test to ensure that they are functioning properly.
- f. **2007/2008 Budget Follow Up**—TMMC is gathering fence pricing for Dayton as well as miscellaneous other items to be able to complete the budget.
- g. **SB100 Follow Up**—Babette is going to look through her paperwork for the signed copies. TMMC will also obtain clean copies for signature should they be needed.
- h. **Rules/Regulations Follow Up**—The Board will forward specifics to TMMC to be able to move ahead with revising the rules and regulations.

VIII. **New Business**

- a. **Keesen Proposal to Trim Back Cottonwod between 6323SEC**—Tabled to obtain additional pricing.
- b. **Arapahoe Lakes Quit Claim Deed**—TMMC advised the Board that a request had been received from Arapahoe Lakes to sign a Quit Claim Deed. After discussion, the Board requested that TMMC have the attorney investigate further to determine how much the Association has paid in taxes since 1983.
- c. **Meeting Schedule**—TMMC advised that the church had requested that we change the meeting day to Tuesday. After discussion, the Board agreed to change future Board meetings to the 4th Tuesday of the month beginning with the October Annual meeting.

IX. **Monthly Correspondence**

- a. **Financial Reports and Bank Statements**—The Board reviewed the financials. A motion was made by Colleen to accept the financials as presented, 2nd, all in favor, motion carried. The Board requested TMMC investigate the water bill to determine if it is billed correctly.
- b. **Attorney Report**—The attorney status report was presented.
- c. **RUN Report**—The RUN report was reviewed and questions answered.

- X. **Adjournment**—The meeting was adjourned at 8:58 p.m.

Next Meeting
Monday, September 24, 2007 at 6:30 p.m.
Cherry Creek Presbyterian Church