

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Monday, February 26, 2007

- I. **Call Meeting to Order**—The meeting was called to order by Board Vice President, Julie Leesman at 6:35 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 for a portion of the meeting were Kim Zisch, Linda Love, Matt Wissinger.
- III. **Violation Hearing**
 - a. **10395 E. Weaver Circle**—The current homeowner as well as a neighbor and the future homeowner were present to discuss the completion of painting on the home. The Board inquired as to why the current homeowner had not completed the painting as she stated that she would. She advised because she had sold the home and the new homeowner's liked the colors already in place. After extensive discussion with the current/new homeowners, the new homeowner advised that she understood that the body of the home as well as the garage door must be painted one color before the 31st of March. TMMC also advised that this was stated in her status letter that she would be required to sign at her closing. TMMC also advised the current homeowner that the Board could put a lien on the home to block the sale until the violation was brought in to compliance. There being no further discussion, the current/new homeowner and neighbor left. After additional discussion, the Board requested that TMMC file a Non-compliance document against the home so that legal action could begin should the house not be painted by March 31, 2007.
- IV. **Homeowner Forum/Correspondence**—
 - a. **6324 S. Emporia Circle—ACC Request to Repair Drive/Walk**—The Board reviewed a revised ACC request to for drive/walk improvements. After discussion, a motion was made by Colleen to approve the request, 2nd, all in favor, motion carried.
 - b. **10003 E. Weaver Ave.—Complaint about Snow Removal**—The Board reviewed the homeowner's complaint. No further action required at this time.
- V. **Approval of Minutes**—The Board reviewed the January minutes. After discussion a motion was made by Colleen to accept the minutes with some minor corrections, 2nd by Babette, all in favor, motion carried.

VI. Unfinished Business

- a. **Greenbelt Fence Project**—Julie provided the flood plain permit from the County to TMMC. TMMC will contact Fence Consultants to determine when the fence project might begin.
 - i. **Keesen Proposal**—The Board reviewed the proposal from Keesen to move dirt for the installation of the new fence. After discussion, a motion was made by Julie to accept the proposal, 2nd, all in favor, motion carried.

VII. New Business

- a. **Basketball Court re-sod or remodel**—The Board discussed the two options. After further discussion, the Board elected to table until the 2008 budget year.
- b. **Landscaping Proposals**—The Board reviewed annual landscaping proposals from Keesen, ACC and All Phase. After discussion, a motion was made by Colleen to accept the Keesen proposal, 2nd, all in favor, motion carried.
- c. **Caley "No Parking" Signs**—TMMC advised that they had turned this matter over to Arapahoe County traffic to determine when signs could be installed.
- d. **Sidewalk on S. Florence Way**—Julie advised she will take a picture of it. TMMC advised that they are meeting to discuss the Havana project and will discuss it with the County at that time to ensure that it gets repaired as well.
- e. **Havana Landscaping**—TMMC advised that they are meeting with the County on Friday to determine responsibility and what has occurred with the landscaping at the Peakview/Havana corner. Also, we will ensure that the straw rolls are removed from our landscaping.
- f. **Repainting the Wall around CCF**—TMMC inquired as to whether or not it is time to paint the wall around the Association. The Board advised that they will review and advise at the next meeting.
- g. **Community Garage Sale**—TMMC inquired as to whether or not the Association would like to host a garage sale this year. After extensive discussion, the Board elected to hold the sale on June 2, 2007. TMMC will begin advertising in the newsletter.
- h. **Painting Committee**—Julie introduced homeowner, Linda Love. She advised that Linda would be interested in being on the paint committee. TMMC asked Linda to provide her information and then we would advertise for other committee members in the newsletter and go from there. This committee will be responsible for proposing new paint color schemes for the Association's homeowners to choose from.
- i. **Anderson**—TMMC advised that the County attorney is dropping the case because of the longevity of the fence being in place. After extensive discussion, the Board requested TMMC turn it over to the Association attorney.

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, 2nd, 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 8:25 p.m.

Next Meeting
Monday, March 27, 2007 at 6:30 p.m.
@ High Plains Elementary