

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Monday, January 22, 2007

- I. **Call Meeting to Order**—The meeting was called to order by Board President, Babette Morrow at 6:35 p.m.
- II. **Roll Call**— Board members present were Babette Morrow and Colleen Larsen. Denise George was present representing TMMC Property Management. Homeowners present were Kim and Brad Zisch.
- III. **Violation Hearing**
 - a. **10395 E. Weaver Circle**—Homeowners were present to discuss the violation issued against them for painting their house colors that were not in the color schemes of the Association after they already had ACC approval on colors within the Association's chosen color scheme. The homeowners requested they be able to leave the colors that the house was painted. After extensive discussion, the Board advised the entire body of the house had to be painted one consistent color. The homeowners advised that they would pick one of the colors and e-mail TMMC for final approval by the Board. The homeowner's requested that the Board expedite this decision as they were trying to sell the house. The Board advised that they would do their best.
- IV. **Homeowner Forum/Correspondence**—
 - a. **6324 S. Emporia Circle—ACC Request to Repair Drive/Walk**—The Board reviewed a request from homeowner to redo their drive/walk area with textured pavement as well as take out the landscaping that separates the drive and the sidewalk. After discussion, the Board requested TMMC contact the homeowner to thank them for their efforts to improve the community as well as inquire if they would be willing to curve the sodded area over to the drive at the end of the sidewalk.
 - b. **6324 S. Emporia Circle—ACC Request to Install a New Roof**—The Board reviewed a request from homeowner to install a new roof. After discussion a motion was made by Babette to approve the request as presented, 2nd by Colleen, all in favor, motion carried.
 - c. **6315 S. Emporia Circle**—The Board reviewed a request by homeowner to waive late fees. After discussion, the Board determined they would not waive the late fees.
- V. **Approval of Minutes**—The Board reviewed the November minutes. After discussion a motion was made by Colleen to accept the minutes as presented, 2nd by Babette, all in favor, motion carried.

VI. **Unfinished Business**

- a. **Greenbelt Fence Project**—Babette provided an update on the fence project stating that all permits have been obtained and everything is ready to go once the weather permits.
- b. **Update on Survey from Newsletter**—No update provided.

VII. **New Business**

- a. **6323 S. Emporia Circle Brick Wall**—The Board requested TMMC investigate further. They understood that this was not approved.
- b. **Hickey Painting**—TMMC advised that a letter has been sent to the homeowner advising that the commercial vehicles are not permitted as well as they are not allowed to run a business out of their home. TMMC advised they would continue to monitor as well as turn them over for Zoning enforcement.
- c. **Cherry Creek Academy**—TMMC advised that they had spoken with the Association attorney regarding this matter. He advised he would be happy to come and discuss this matter with the Board. The Board requested TMMC review the letter that was sent to the Academy in 2005 and provide a copy to the attorney.
- d. **Caley “No Parking” Signs**—TMMC apprised the Board of the situation of the signs. After discussion, the Board requested TMMC contact Chuck Haskins to have signs installed.
- e. **Apple Tree Follow Up**—TMMC advised that they had been in contact with the property manager for AppleTree and that there is a mutual understanding of how to work together. They are in favor of the new fence going up and will make repairs to their fence once the fence is installed. They also advised that if we see vehicles that are no moving around their property we are to contact her and let her know.
- f. **Dayton Sidewalk Snow Clearing**—TMMC informed the Board that they had requested snow clearing on the sidewalk along Dayton to eliminate the liability of someone slipping and falling. The Board advised that they understood.
- g. **Landscaping Proposals**—TMMC advised that they had tabled receiving landscaping proposals due to the weather and would present them at the next meeting.
- h. **Median Remodel**—The Board tabled discussion on this item until landscape proposals could be obtained.
- i. **KWAL Paint Colors**—TMMC provided the Board with how other associations handled their paint color selections. After extensive discussion, the Board stated that they would like an article published in the newsletter requesting if anyone would like to serve on a committee to chose color schemes for the Association.

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**—No attorney status report was presented.
- c. **ACT Report**—The ACT report was reviewed and questions answered.

IX. **Adjournment**—The meeting was adjourned at 8:47 p.m.

Next Meeting
Monday, February 26, 2007 at 6:30 p.m.
@ High Plains Elementary