

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Monday, March 26, 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, Colleen Larsen and Julie Leesman. Denise George was present representing TMMC Property Management. Homeowners present for a portion of the meeting were Reid Bicknell and Amann Hashmetti.

- III. **Homeowner Forum/Correspondence**
 - a. **6358 S. Emporia Circle**—The homeowner was present to once again address concerns they have with the new fence going up along the west greenbelt. After extensive discussion, the Board agreed to add a sign at the Caley entrance advising that there is “No Access to Peakview/AppleTree”. TMMC will e-mail all information regarding the fence to the homeowner. The homeowner again reiterated the liability issue as well as concern with the volume of water moving through the creek when there is a storm. The Board also discussed installing a tree in the corner where the HOA fence meets the homeowner’s fence. The homeowner thought this would be a good idea and requested an Ash tree.
 - b. **6335 S. Florence Way**—The Board reviewed a complaint letter received regarding storing a box/cabinet on the side of his home. After discussion, the Board requested a letter be sent to the Homeowner advising of the process and stating that no fine was assessed.
 - c. **10498 E. Weaver Circle**—The Board reviewed a letter from homeowner protesting the violation they received regarding parking their motorcycle on the sidewalk stating that they have prior approval to do this. After discussion, the Board requested a letter be sent to the homeowner requesting a copy of the prior approval otherwise must properly store vehicle when not in use.
 - d. **6327 S. Emporia Circle**—The Board reviewed a request from homeowner discussing several issues requested to be brought into compliance by the Association. After discussion, the Board requested a letter be sent to homeowner advising that the roof on the back patio is not in compliance and no ACC form was submitted for approval, that all patio items must be stored in the back of the house not in the front, cannot store vehicles, must repair retaining wall and properly repair gutters, need ACC approval for landscaping in front of home as well as home needs to be painted. If homeowner feels he cannot meet these requests, he must attend a Board meeting to discuss.
 - e. **10395 E. Weaver Circle**—Homeowner was present to discuss painting. Board expressed concern that they are not satisfied with color match. Homeowner will talk with painter regarding aging process and e-mail management company with an answer.
 - f. **6322 S. Emporia Circle**—The Board reviewed an ACC request to install fencing. After discussion, the Board approved the request. The Board also requested that fence stain color be clarified to homeowner when approval letter is sent.

IV. **Approval of Minutes**—The Board reviewed the February minutes. After discussion a motion was made by Colleen to accept the minutes with some minor corrections, 2nd by Julie, all in favor, motion carried.

V. **Unfinished Business**

- a. **Greenbelt Fence Project**—TMMC advised that they had walked the property where the fence is going to be located with the fence subcontractor as well as the landscaping contractor. They advised that pending weather, they will begin work on Monday, April 2, 2007. The Board then wanted to clarify that the fence is definitely a heavier gauge steel than that which was used by AppleTree. TMMC advised that it is.
- b. **Cherry Creek Academy**—TMMC advised that they have a message into Jim Dyer, the County Commissioner, to try and set up an appointment with the Board, Cherry Creek School District as well as the Commissioner to determine a course of action to correct the traffic problem with Cherry Creek Academy.
- c. **Spring Walk-Through Day/Time**—TMMC provided some dates and times for the Board to pick from for a walk-through of the community. After discussion, the Board agreed to meet on Friday, April 6 at 4:30 p.m. The Board requested TMMC bring a camera.
- d. **Caley “No Parking” Signs**—TMMC updated the Board on the “no parking” signs requested to be installed along the narrow part of Caley.
- e. **Havana Landscaping**—TMMC advised the Board that the new landscaping is our responsibility. After discussion, the Board requested a copy of the agreement with AutoNation to determine exactly what was agreed upon.
- f. **Keesen Proposal for Basketball Court Remodel**—The Board reviewed a proposal from Keesen for the basketball court. After discussion, the Board and TMMC agreed the proposal was too confusing and requested that Keesen revise and resubmit the proposal.
- g. **Proposal for Replacement Bench**—The Board reviewed proposals for a replacement bench in the greenbelt area. After discussion, Babette advised that she would e-mail vendor information to contact and request a proposal from.

VI. **New Business**

- a. **Newsletter**—TMMC advised that they would be putting out a newsletter and inquired if the Board had any additional information they would like included.
- b. **Meeting Location**—The Board inquired about the possibility of a different meeting location so they would not have to worry about when school was in session. Julie stated she would provide information to TMMC regarding the LDS Church.

VII. **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, 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.

VIII. **Adjournment**—The meeting was adjourned at 8:35 p.m.

Next Meeting
Monday, April 23, 2007 at 6:30 p.m.
@ High Plains Elementary