

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Monday, May 21, 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. Reid Bicknell, Matt Wissinger, Linda Love, Merle Helfman, and Judy Browne were present for a portion of the meeting.
- III. **Homeowner Forum/Correspondence**
 - a. **6358 S. Emporia Circle**—The homeowner was present to discuss their continued dissatisfaction with the fence advising that the installation has been handled poorly from the “vote” to the installation. He believes there is a liability on CCFHOA's part if someone should climb the fence and fall. He also advised that there is storm debris that backs up on the south side, it goes away, we have a rainstorm and it is back again. The Board apologized for his dissatisfaction and advised that they are trying to work with him to ensure that his concerns are all addressed. The Board inquired as to whether or not the homeowner had decided on the type of tree he would like to have planted. He advised he had not. The Board advised that they would contact him to discuss. The Board inquired if Reid would be in favor of a higher fence being installed for his back fence. He advised he was not in favor of this. Other members present expressed their complete satisfaction with the fence advising that they have noticed a significant decrease in the amount of dog feces as well as trash and traffic on the greenbelt. They again thanked the Board for installing the fence. Reid requested copies of the petition signatures be sent to him. TMMC advised they would forward a copy to him.
 - b. **6365 S. Emporia Circle**—Homeowners were present to discuss the repainting of their home. Homeowners advised that they would like to repaint the same colors that are currently on their home. TMMC advised that the colors presented are not in the current approved schemes. TMMC showed them the approved KWAL color schemes for the community. After discussion, the homeowners agreed to take the paint color scheme book and look for a new scheme.
 - c. **6453 S. Florence Way**—Homeowner presented his ACC request to paint, install fence, install carriage lights and install a new garage door. The Board reviewed homeowner's requests. After discussion, the homeowner decided not to paint at this time. The Board approved installation of fence as long as stained natural cedar stain. The Board approved carriage lights. The Board rejected garage door.
 - d. **6376 S. Emporia Circle**—The Board reviewed a request from homeowner to install a 12' high fence. After discussion, TMMC advised that the request had been denied as the homeowner would have to file for a variance.
- IV. **Paint Committee Update—Linda Love, Chair.** Linda provided an update to the Board regarding the paint committee and the progress they have made in regards to

choosing new paint color schemes for the Association. The Board requested that the Committee ensure that they address peeling paint on homes by stating that the homeowner must repair and /or replace rotting wood/siding under the peeling. The Board also requested that the Committee ensure they are addressing the fact that all re-paints (even if the same color) must obtain ACC approval prior to painting. Linda advised that this was already addressed in the Committee notes. Linda advised that the next meeting is scheduled for June 5, 2007.

V. **Approval of Minutes**—The Board reviewed the April minutes. After discussion a motion was made by Colleen to accept the minutes, 2nd by Julie, all in favor, motion carried.

VI. **Unfinished Business**

- a. **Greenbelt Fence Project**—TMMC advised the Board that the cost to repair the damaged fence from the vandalism is \$357.00. TMMC also advised that they had been in contact with one of the children's parents that did the vandalism and they advised that they would pay for the damages as well as had received letters of apology from each of the children. The Board discussed a course of action for the children. After discussion, the Board advised that they would like to see the children do community service as well as pay for the vandalism. The Board also requested TMMC contact the Sheriff to determine if they would be willing to talk with the children to remind them of the damage that they caused and stress this should not occur again. The Board then reviewed a proposal to remove asphalt from Keesen. After discussion, the Board requested that TMMC talk with Keesen to determine if there is a cost savings to combine this asphalt removal with the asphalt removal on the basketball court. The Board also advised that it would be permissible to try and work out an arrangement with AppleTree to have their asphalt removed at the same time as a cost savings measure. The Board reviewed an additional proposal from Keesen for more riprap to be placed along the fence. After discussion, the Board approved the riprap proposal from Keesen. The Board reviewed a proposal from Keesen and Pine Lane Nursery for adding thorny bushes along the north fence line. After discussion, the Board approved the proposal from Keesen.
- b. **Cherry Creek Academy**—The Board informed TMMC of the meeting scheduled with Cherry Creek Academy on June 7, 2007.
- c. **Caley "No Parking" Signs**—TMMC advised the Board that we are in the que with Arapahoe to have this work done.
- d. **Havana Landscaping**—TMMC advised that the Havana landscaping had been completed. The Board requested that TMMC address having a growth ring installed around the tree to protect it.
- e. **Proposal for Replacement Bench**—The Board reviewed proposals for bench replacement. After discussion, the Board tabled this project until later this Fall.
- f. **New Meeting Location**—TMMC advised that the Latter Day Saints church turned down the HOA for meeting availability, however, TMMC is talking with another church in the area to determine if they would allow us to host our meetings there.

VII. **New Business**

- a. **Proposal for Basketball Court Removal**—The Board reviewed a proposal from Keesen for asphalt removal. After discussion, the Board requested TMMC discuss with Keesen if there is a cost savings to combine both the basketball court and the path at the new fence.
- b. **Sample Fence Rules/Regs**—The Board discussed rules and regulations. After discussion, the Board requested TMMC obtain samples of rules/regulations from other HOA's for the Board to review. The Board tabled review of fence regulations so that they could be incorporated with the regular rules/regulations.
- c. **Increasing Fence Height for homes that back to AppleTree**—The Board reviewed a proposal from Fence Consultants. After discussion, the Board determined they would like to know if the homeowners that back to AppleTree would like to have their fence height increased. The Board requested TMMC investigate.
- d. **Watering Schedule**—The Board requested TMMC investigate the watering schedule with Keesen specifically addressing if the rain sensors are working and if the flower boxes have irrigation in them.

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, 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 9:00 p.m.

Next Meeting
Monday, June 25, 2007 at 6:30 p.m.
TO BE DETERMINED