

**CHERRY CREEK FARM HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**Tuesday, November 27, 2007/Continued on December 7, 2007**

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- I. **Call Meeting to Order**—The meeting was called to order by Board President, Julie Leesman at 6:34 p.m.
- II. **Roll Call**— Board members present were Colleen Larsen, Julie Leesman and Tracy Alvarez. Denise Haas was present representing TMMC Property Management. Homeowners present for a portion of the meeting were 6425 S. Galena Court and 6327 S. Emporia Circle.
- III. **Homeowner Forum/Correspondence/Violation Hearing**
  - a. **6425 S. Galena Ct.**—Homeowner was present to discuss the Boards request that she repaint her home. The homeowner requested that the fine be waived due to the fact that she was not reminded that she was to submit an ACC Request, that she has painted her home two previous times without approval and was not aware that there was an approved color scheme for the community. The Board stated that they would take her request under advisement and get back with her. The homeowner then left the meeting. After further discussion and an onsite inspection, the Board determined that the homeowner must repaint her entire home with an approved color scheme for the community. The homeowner must submit a revised ACC Request for review prior to painting. The fine will be waived. All work must be completed by May 31, 2008. The Board requested TMMC advise the homeowner of such.
  - b. **6398 S. Emporia Circle**—The Board reviewed homeowners request to leave the deck as is. After discussion, the Board determined that the homeowner may leave the deck in place, however, the homeowner must plant landscape around the deck with mature trees/shrubbery of 3' or more as well as ensure that they remove the dead cottonwood. The Board requested that TMMC remind the homeowner that they must receive ACC approval prior to completing the landscaping. Homeowner must also have work completed by May 31, 2008.
  - c. **6326 S. Emporia Circle**—The Board reviewed homeowners second request for approval on an ACC Request to add an addition to their backyard. After review and discussion, the Board denied the request as homeowner has not submitted approved drawings as well as not obtained a building permit. The Board requested that TMMC notify homeowner as well as fine the homeowner for not coming into compliance.
  - d. **6306 S. Emporia Circle**—The Board reviewed homeowner's request to paint. The Board declined the request as the homeowner did not submit complete color schemes. Tracy volunteered to go by and talk with the homeowner to gather more information and will submit for approval to the Board via email.
- IV. **Guest Speakers**—The Arapahoe Lakes Board and Parks District were present to discuss the ALakes Outlot A whereby CCF HOA has "assumed" ownership. Both Boards discussed extensively solutions to CCF signing the Quit Claim Deed to cure the ownership question. After discussion, both Boards concluded that the ALakes Park District would do some statistical analysis and forward it to TMMC. TMMC will then put together a postcard to all of the CCF Homeowners to poll the community to see if they

would be interested in joining the ALakes Park District permanently or they would still like it to be an option to join. Once CCF Homeowners have had a chance to respond the Board will determine which direction to proceed on signing the quit claim deed and will advise the ALakes Park District as to the results.

V. **Election of Officers**—The Board discussed the offices they would like to fill for their term on the Board. After discussion, a nomination was made and accepted for the following:

- a. **Julie Leesman**—President
- b. **Tracy Alvarez**—Vice President/Secretary
- c. **Colleen Larsen**—Treasurer

VI. **Paint Committee Update**—The Board advised that they are finalizing trim/accent colors. Once the colors are finalized, the Board will talk with Sherwin Williams to have the brochures printed for distribution to homeowners.

VII. **Approval of Minutes**—The Board reviewed the September minutes. A motion was made by Colleen to accept the minutes, 2<sup>nd</sup>, all in favor, motion carried.

VIII. **Unfinished Business**

- a. **Cherry Creek Academy/Caley “No Parking” Signs**—The Board advised that no further movement has occurred on this project. Julie is staying in touch with the county zoning department to ensure that the Association is aware of when the School files for modification to their Zoning permit.
- b. **W. Greenbelt Light**—Julie advised that the light has been installed but in the wrong location. Julie has put a call into Xcel to discuss.
- c. **Rules/Regulations Follow Up**—TMMC advised that they are currently working on the rules/regulations. TMMC advised that they will forward for review prior to the end of the year.
- d. **Fence Letter/Map**—The Board reviewed the letter to be distributed to homeowners that border the south end of the Association. After discussion, the Board approved the letter to be sent to homeowners.

**The meeting was adjourned at 9:10 p.m. and reconvened on Friday, December 7, 2008 at 8:30 a.m.**

IX. **New Business**

- a. **Keesen Proposal for Storage of Backflow Devices**—The Board reviewed the proposal from Keesen for storage of the backflow devices. After discussion, the Board approved the request.
- b. **Proposals for Tree Maintenance of the Community**—The Board tabled action on this item until the proposals could be reviewed while doing a walk-through of the community.
- c. **Review of Audit from Denver Water**—The Board tabled action on this item until the next meeting.
- d. **Waste Management Contract Update**—The Board reviewed and approved the contract update from Waste Management.

X. **Monthly Correspondence**

- a. **Financial Reports and Bank Statements**—The Board reviewed the financials for September/October. A motion was made by Colleen to accept the financials as presented, 2<sup>nd</sup>, all in favor, motion carried. TMMC advised that the audit for the Association would not be ready until sometime in December. Colleen requested that detail be provide as to what should be charged to each accounting code.
- b. **Attorney Report**—The attorney status report was presented.
- c. **RUN Report**—The RUN report was reviewed and questions answered.
- d. **Walk Through**—The Board began a walk-through of the community. Due to time constraints was unable to complete. The Board will address when to complete the walk-through at the next meeting.

XI. **Adjournment**—The meeting was adjourned at 1:15 p.m.

**Next Meeting**  
**Tuesday, January 22, 2008 at 6:00 p.m.**  
**Cherry Creek Presbyterian Church**