

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Monday, September 24, 2007

- I. **Call Meeting to Order**—The meeting was called to order by Board President, Babette Morrow at 6:34 p.m.
- II. **Roll Call**— Board members present were Colleen Larsen and Julie Leesman. Denise Haas was present representing TMMC Property Management. Homeowner's present for a portion of the meeting were 6327 Emporia Circle, 6351 S. Florence, 6346 S. Emporia Circle, 10329 E. Weaver Place. Rich Johnston, Attorney for the Association as well as Gerry Tubaugh with Fence Consultants were also present for a portion of the meeting.
- III. **Guest Speakers**
 - a. Rich Johnston, Attorney for the Association—Rich was present to discuss Arapahoe Lakes Quit Claim Deed request from Arapahoe Lakes HOA.
 - b. Gerry Tubaugh, Fence Consultants—Gerry was present to offer suggestions to the Board regarding upgrading the perimeter fence of the Association along Dayton. The Board also discussed the fence that borders the south of the property and requested information on replacement.
- IV. **Homeowner Forum/Correspondence**
 - a. **6351 S Florence Way**—Homeowner was present discuss an ACC Request to install a trellis fence along her north property line. TMMC advised that they had not received the written ACC Request. After discussion, the Board advised that they will review once homeowner provides the written request to TMMC.
 - b. **6425 S. Galena Ct.**—The Board reviewed an ACC Request to leave the current colors painted on the home in place as the homeowner painted without prior ACC approval. After discussion, the Board declined the request and advised that homeowner needed to resubmit with colors from the approved color scheme for the Association.
 - c. **6376 S. Emporia Circle**—The Board reviewed an amended ACC Request to install trellis on a deck. After discussion, the Board approved the request with the stipulation that homeowner must obtain appropriate permits.
 - d. **10063 E. Weaver Ave**—The Board reviewed a letter from the homeowner requesting that a storage bin that is installed along the side of the home and visible from the street be allowed to stay in place. After discussion, the Board declined the request as per Section 9, Page 10 of the governing documents.
 - e. **6376 S. Emporia Circle**—The Board reviewed an ACC Request to replace railroad ties and fence on along the property line. After discussion, the Board approved the request with the stipulation that homeowner must obtain appropriate permits.
 - f. **10329 E. Weaver Circle**—The Board reviewed an ACC Request to install a new roof. After discussion, the Board approved the request.
 - g. **6326 S. Emporia Circle**—The Board reviewed an ACC Request to build an addition to the home. After discussion, the Board denied the request advising that the homeowner must submit approved drawings from the Building Department with acceptable permits.

- h. 10036 E. Caley Place**—The Board reviewed an ACC request for driveway replacement and new flagstone pavers. After discussion, the Board advised that they will drive by and then provide TMMC with a decision.
- i. 6365 S. Emporia Circle**—The Board reviewed a letter from the homeowner discussing the color of paint applied to their home. After discussion, the Board determined that the paint meets the color criteria for the Association.

V. **Violation Hearings**—None

VI. **Paint Committee Update**—**Linda Love, Chair**. Linda was not present. The Board advised that the paint boards are ready. The Board will meet to approve the final colors and paint regulations.

VII. **Approval of Minutes**—The Board reviewed the August minutes. The Board requested change to 7d. to reflect “we”. TMMC noted correction. A motion was made by Colleen to accept the minutes as corrected, 2nd, all in favor, motion carried.

VIII. **Unfinished Business**

- a. Asphalt Removal at W. Greenbelt Fence**—TMMC advised that asphalt removal had been completed and the new sod installed. TMMC advised that the sprinklers in the area had been on an extensive amount in this area to ensure the new sod is properly set prior to winter.
- b. Cherry Creek Academy/Caley “No Parking” Signs**—The Board advised that the Zoning meeting will occur on Thursday, 9/27/07 at 8:30 a.m. The Board requested that the Rich Johnston, the Association Attorney as well as TMMC be present for the meeting.
- c. W. Greenbelt Light**—Julie advised that Xcel has been in contact with her regarding the installation of the light. They should be out by October 15, 2007 to install. They will call her prior to the installation for a location of where the light is to be installed.
- d. 2007/2008 Budget Follow Up**—TMMC will complete and email Board.
- e. SB100 Follow Up**—Babette is going to look through her paperwork for the signed copies. TMMC will also obtain clean copies for signature should they be needed.
- f. Rules/Regulations Follow Up**—TMMC advised that they are currently working on the rules/regulations. TMMC advised that they will not be ready for distribution at the Annual meeting.

IX. **New Business**

- a. Keesen Proposal to Trim Back Cottonwod between 6323SEC**—The Board reviewed a proposal from Keesen regarding the tree to be trimmed back at the back of 6323SEC between the two units. After discussion, the Board approved the proposal.
- b. Keesen Proposal for Snow Removal**—The Board reviewed the snow removal contract. After discussion, the Board inquired about the shoveling of Dayton and how it had been handled in the past. The Board determined that they would like to have Dayton shoveled at the same time as the greenbelt sidewalks. The Board requested clarification on the use of an ATV versus a blower. After discussion, the Board approved the snow removal contract for the 07/08 season.
- c. Annual Meeting Agenda**—The Board advised that they will email TMMC with items they would like included on the Annual Meeting Agenda.

X. **Monthly Correspondence**

- a. **Financial Reports and Bank Statements**—The Board reviewed the financials. A motion was made by Colleen 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.

XI. **Adjournment**—The meeting was adjourned at 9:35 p.m.

Next Meeting
Tuesday, October 23, 2007 at 6:30 p.m.
Cherry Creek Presbyterian Church