

**CHERRY CREEK FARM HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**Tuesday, February 26, 2008**

---

- I. **Call Meeting to Order**—The meeting was called to order by Board President, Julie Leesman at 6:05 p.m.
- II. **Roll Call**— Board members present were Colleen Larsen, Julie Leesman and Tracy Alvarez. Denise Haas was present representing TMMC Property Management. Fence Consultants was present for a portion of the meeting. Homeowners present for a portion of the meeting 10457EWC.
- III. **Guest Speaker—Gerry, Fence Consultants**—Gerry with Fence Consultants was present to discuss the west greenbelt fence. The Board and Fence Consultants discussed numerous ways to prevent the fence from vandalism. Fence Consultants will price installing five anti-intrusion panels as well as mesh to go across the fence. The Board requested Fence Consultants not replace the pickets until a determination of how to proceed is made in regards to the anti-intrusion panels.
- IV. **Homeowner Forum/Correspondence/Violation Hearing**
  - a. **10457EWC ACC Request to Replace Roof**—Homeowner was present to discuss his ACC request to install a new roof. After discussion, the Board approved the request as long as the homeowner installs utilizing one of the approved colors of Weathered Wood, Driftwood or Burnt Sienna as long as it doesn't have too much red in it.
  - b. **6445SGC ACC Request to Replace Front Porch & Walk**—The Board reviewed homeowner's request to replace their front porch and walk. After discussion, the Board approved the request.
  - c. **10055ECP ACC Request to Replace Roof**—The Board reviewed homeowner's request to install a new roof. After discussion, the Board approved the request replacing with Davinci Shakes.
  - d. **6436SGC ACC Request to Replace Roof**—The Board reviewed homeowner's request to install a new roof. After discussion, the Board approved the request replacing with a Tamko laminated asphalt shingle in weathered wood.
- V. **Approval of Minutes**—No meeting was held in December. The Board reviewed the January minutes. A motion was made by Colleen to accept the minutes with corrections, 2<sup>nd</sup>, all in favor, motion carried.
- VI. **Unfinished Business**
  - a. **Outlot A Follow Up**—No further action is required as the matter is resolved in regards to establishment of ownership.
  - b. **Paint Committee Update**—Julie provided three (3) color sample books. One will stay with a board member at all times and two were given to TMMC. The painting brochures are still being printed. Julie advised that we should have some of them by the end of the week of the 3/14.
  - c. **Rules/Regulations Follow Up**—The Board is still reviewing and will provide feedback to TMMC. Once TMMC has received everyone's comments, TMMC will compile all comments and forward to Board for final discussion.

VII. **New Business**

- a. **Attorneys**—The Board discussed interviewing new attorneys for the Association. After discussion, the Board requested TMMC obtain proposals and arrange for interviews.
- b. **Landscaping Proposals**—The Board discussed interviewing landscapers for the Association. After discussion, the Board requested TMMC obtain proposals and arrange for interviews.

VIII. **Monthly Correspondence**

- a. **Financial Reports and Bank Statements**—The Board reviewed the financials. After discussion, a motion was made by Colleen to accept the financials, 2<sup>nd</sup>, all in favor, motion carried.
  - i. **Audit Review**—The Board reviewed the audit. After discussion, the Board requested clarification on write-offs for bad debt. The Board accepted the audit report as written.
  - ii. **Proposal for 2008 Audit/Tax Return from James Moore**—The Board reviewed the proposal from James Moore for audit/tax preparation. After discussion, the Board accepted the proposal.
- b. **Attorney Report**—The attorney status report was presented. Questions were answered.
- c. **RUN Report**—The Board reviewed the Run Report. Questions were answered.

IX. **Adjournment**—The meeting was adjourned at 8:00 p.m.

**Next Meeting**  
**Tuesday, March 25, 2008 at 6:00 p.m.**  
**Cherry Creek Presbyterian Church**