

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Tuesday, January 29, 2008

- I. **Call Meeting to Order**—The meeting was called to order by Board President, Julie Leesman at 6:09 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 10477EWC, 6346SEC and 10075ECP.
- III. **Homeowner Forum/Correspondence/Violation Hearing**
 - a. **10151ECA—ACC Request to Paint**—The Board reviewed homeowners request to continue painting with the painting colors that were previously approved by the previous Board. After discussion, the Board determined that as the homeowner had not completed painting within the allotted timeframe and did not request an extension, she must resubmit utilizing a color from the new approved color scheme within 30 days.
 - b. **6358SEC—ACC Request to Install Storm Door**—The Board reviewed homeowners request to install a storm door. After discussion, the Board approved the request with the stipulation that the storm door be the same color as the window color (i.e. tan/almond).
 - c. **10075ECP—ACC Request to Install a New Roof**—Homeowner was present to drop off a sample of the roof she would like to have installed. The Board reviewed homeowners request to install a new roof. After discussion, the request was approved.
- IV. **Approval of Minutes**—The Board reviewed the November minutes. A motion was made by Colleen to accept the minutes with corrections, 2nd, all in favor, motion carried.
- V. **Unfinished Business**
 - a. **Outlot A Follow Up**—The Board reviewed the letter from the Association's attorney regarding Outlot A. After extensive discussion, the Board requested that the attorney reimburse the Association for providing incomplete information and forcing the Association to incur additional expenses based on the information he was providing.
 - b. **Dayton/Caley Snow Removal Responsibility Follow Up**—TMMC advised that the Association is responsible for snow removal along Dayton and homeowners are responsible for snow removal along Caley. After discussion, the Board advised that snow removal should continue along Dayton and, in addition, snow removal along Havana should be added. The Board also requested that the sidewalks around the bus stops along Caley be done as well. The Board then requested that TMMC contact the snow removal company to ensure that the steps at the greenbelt entrance of Florence have sand/ice melt put down.
 - c. **Paint Committee Update**—Julie reported on the painting brochures being printed. Advised that it will take approximately six (6) weeks to finalize the

printing. Once brochures are obtained, the Board will do a paint inspection and brochures will be mailed to the Association along with the new guidelines.

- d. **CCA/Caley "No Parking" Signs**—The Board discussed CCA and advised that no further movement has occurred. The Board determined that they would try to arrange a meeting with the new principal to discuss the concerns the Association has had with CCA.
- e. **W. Greenbelt Light**—Julie advised that the light is okay and no further action is required.
- f. **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.
- g. **Committees**—The Board discussed the formation of committees and at this time elected to only implement the Social and Garage Sale Committees. TMMC will put out a letter to each of the committee members with each member's information as well as to coordinate a meeting.
- h. **Increase in Board Membership**—The Board discussed increasing the number of board members that sit on the Board. After discussion, the Board tabled action on this item.

VI. New Business

- a. **Proposal for Tree Maintenance of Community**—The Board tabled review of the proposals until a walk-through could be conducted. The Board scheduled a walk-through for Friday, February 29, 2008 at 8:00 a.m.
- b. **Review of Audit from Denver Water**—The Board reviewed the audit from Denver Water and requested TMMC to follow up to ensure any outstanding items are resolved.
- c. **Proposal for Handrails from SPCS**—The Board tabled review of handrails and requested that bids be obtained to replace the footbridge with TREX or other like material. The Board also advised that the handrail that goes down the step needs to match the existing.
- d. **Proposal from Keesen for Pet Waste Station**—The Board reviewed the proposal from Keesen to install a pet waste station in the west greenbelt. After discussion, the Board requested TMMC look to see if they are storing the old one. The Board also requested that Keesen be reminded to monitor the pet waste bags more frequently.
- e. **Lighting Proposal**—The Board reviewed a proposal from Quality Lighting to install lights at the monument signs. After discussion, the Board requested further clarification on the lights to be installed.

VII. Monthly Correspondence

- a. **Financial Reports and Bank Statements**—The Board reviewed the financials for November/December. A motion was made by Colleen to accept the financials as presented, 2nd, all in favor, motion carried. The Board requested TMMC talk with RBC/Dain Rauscher to ensure that all CD's are FDIC insured. The Board reviewed the request for write-off at 10395WC2. After discussion, the Board approved the write-off.
- b. **Attorney Report**—The attorney status report was presented. The Board discussed imposing a receivership at 6336SFW. After discussion, the Board approved proceeding with receivership.

c. **RUN Report**—None presented.

VIII. **Adjournment**—The meeting was adjourned at 9:15 p.m.

Next Meeting
Tuesday, February 26, 2008 at 6:00 p.m.
Cherry Creek Presbyterian Church