

**CHERRY CREEK FARM HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**Tuesday, March 25, 2008**

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- I. **Call Meeting to Order**—The meeting was called to order by Board President, Julie Leesman at 6:04 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 6348SEC, 6424SFW and 6346SEC.
- III. **Homeowner Forum/Correspondence/Violation Hearing**
  - a. **6371SFW ACC Request to Install New Storm Door**—The Board reviewed the homeowners request to install a new storm door. After discussion, the Board approved the request.
  - b. **10151ECA Request to Continue Painting with Previously Approved Colors**—The Board reviewed a letter from the homeowner requesting they be allowed to continue painting with the colors that had been previously approved. After discussion, the Board approved the request.
  - c. **10418EWA ACC Request to Replace Roof**—The Board reviewed homeowners request to replace roof. After discussion, the Board approved the request.
  - d. **10325EWC ACC Request to Paint**—The Board reviewed homeowners request to paint. After discussion, the Board requested that homeowner submit color numbers for paint or advise of paint scheme number chosen. The Board also requested that homeowner look at a different trim color that is within the schemes put together through Sherwin Williams.
  - e. **6424SFW ACC Request to Replace Roof**—The Board reviewed homeowners request to replace roof. After discussion, the Board approved the manufacturer selected for roof replacement. Homeowner advised that they would email once a color is selected. The Board provided some approved color information to chose from.
  - f. **6437SWF ACC Request to Replace Roof**—The Board reviewed homeowners request to replace roof. After discussion, the Board approved the request.
  - g. **6348SEC Proposed Fence Along Southside of Property**—The homeowner was present to express his concern with the fence being installed along the southside of the property and the questionnaire that was sent to affected homeowners. The Board advised that the questionnaire was only an information gathering tool to determine if there was any interest from the affected homeowners. The Board also advised that they will be holding additional meetings based on the information that comes back from the questionnaire. The homeowner advised that he is still adamantly opposed to the fence.
- IV. **Approval of Minutes**—The Board reviewed the February minutes. A motion was made by Colleen to accept the minutes with corrections, 2<sup>nd</sup>, all in favor, motion carried.
- V. **Unfinished Business**
  - a. **Adoption of Painting Guidelines/Acceptance of Paint Colors**—The Board reviewed the painting guidelines and new color schemes. After discussion, the

Board approved the color schemes and accepted the paint guidelines. Julie will talk with Sherwin Williams to determine if we can get a jpeg of the colors to allow the Association to print brochures for distribution to the Association. Once a determination is made on the brochure printing, TMMC will mail the guidelines and paint information to all homeowners.

- b. **Rules/Regulation Follow Up**—The Board is still finalizing their review and will forward to TMMC for incorporation into one document.
- c. **Fence Follow Up for Southside of Property**—The Board requested TMMC complete the variance application and proceed with filing. The Board also requested TMMC continue to provide updates on the survey sent out.

## VI. **New Business**

- a. **Neighborhood Watch Program**—Homeowner, Babette Morrow, is working with the Arapahoe County Sheriff to coordinate a Neighborhood Watch Program as well as the meetings to inform homeowners about the program. The Association will be including an article in the newsletter as well as mailing postcards regarding the event.
- b. **Update on Light Fixtures at Monuments**—TMMC provided additional information regarding having lights installed at the monuments from Quality Electric. After discussion, the Board approved the proposal and requested that TMMC ensure Quality Electric install outlets so that the Association may hang holiday lights in the future.
- c. **Proposals for Powerwashing/Painting Retaining Wall along Dayton**—The Board reviewed proposals for powerwashing/painting along Dayton. After discussion, the Board requested that TMMC reclarify with Fence Consultants how the stucco of the retaining wall is secured. Also, the Board requested that TMMC obtain a bid to increase the height, reshore or replace with wood with manufactured stone.
- d. **Bids for Replacement Bridge with TREX**—The Board reviewed the proposal for TREX. After discussion, the Board requested that the bids be revised to include railings.
- e. **Security Enhancements for West Greenbelt Fence**—The Board reviewed the proposal for security enhancements at the west greenbelt fence. After discussion, the Board requested clarification on gauge of fence now as well as can we increase height without applying for variance.
- f. **Proposal for Landscaping Services**—The Board reviewed proposals for landscaping services for 2008. After discussion, the Board approved the proposal from BladeRunners.
- g. **Interview Dates for New Attorneys**—The Board advised that they are available to interview potential new attorneys on April 23<sup>rd</sup> at 6:00 p.m.
- h. **Spring Walk-Through**—The Board advised that they will conduct their spring walk-through on Friday, April 25<sup>th</sup> at 8:00 a.m.
- i. **Garage Sale Committee Budget**—TMMC inquired if the Board is willing to provide funds for the garage sale committee. After discussion the Board approved \$100.00 to go towards hosting the garage sale for the Association.
- j. **Pet Waste Station in West Greenbelt**—The Board reviewed a proposal to install a pet waste station in the west greenbelt. After discussion, the Board declined the proposal.

VII. **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.
- b. **Attorney Report**—The attorney status report was presented. Questions were answered.
- c. **RUN Report**—The Board reviewed the Run Report. Questions were answered.

VIII. **Adjournment**—The meeting was adjourned at 9:00 p.m.

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