

CHERRY CREEK FARM
Annual Meeting Minutes
October 16, 2006

Board Members Present:

Babette Morrow

Property Management Present:

Denise George, TMMC Property Management
Dave Peck, TMMC Property Management

Discussion:

1. The meeting was called to order at 7:05 p.m. by Board President, Babette Morrow. Babette introduced the management team and then turned the meeting over to TMMC to conduct.
 - a. Meeting Conduct and Voting Procedures—TMMC discussed SB100 meeting conduct and voting procedures.
 - b. Quorum—TMMC advised that 23 homeowners were present in person and 8 proxies had been received in the mail. Quorum had been obtained and the meeting could proceed.
2. Approval of Minutes—Vicki Leigh moved to approve the 2005 Annual Meeting Minutes, 2nd by Nancy Crawford—all approved, motion carried.
3. Year in Review—Babette provided an update of items that had occurred during the year.
 - a. New management company. Now have weekly walk-throughs and better follow-through, as well as automatic payments of dues
 - b. Spring and fall newsletters
 - c. CCA traffic
 - d. Greenbelt fence
 - e. Compliance with SB 100
 - f. Tightened up enforcement procedures, including time limits for compliance
 - g. Standards for roofing materials and fence colors
 - h. New plantings in flower beds at both east and west entrances
 - i. New trees in median at east entrance
4. Budget Review—TMMC discussed the 2007 budget. TMMC inquired if anyone had any questions. None were presented. The budget stands.
5. Elections—TMMC advised that there are three open positions on the Board and inquired if any one would like to volunteer. Two candidates stepped forward and Babette advised that she would like to re-run. The following candidates were put on the ballot for election to the Board of Directors
 - a. Babette Morrow
 - b. Julie Leesman
 - c. Colleen Larsen

The membership elected to conduct the vote by a raise of hands. The election was conducted. All candidates running were unanimously elected to the Board of Directors.

6. Homeowner Forum:

- a. 6324 S. Emporia Circle—inquired about the new fence that was going to be installed in the greenbelt. Babette advised that it was wrought iron.
- b. 10345 E. Weaver Circle—had numerous questions regarding the installation of the fence and how it was decided that it needed to be installed. Babette/TMMC answered his questions.
- c. 6358 S. Emporia Circle—inquired about liability concerns that this brought to the Association for installing this fence. TMMC advised that the Association is appropriately insured and stated that this is no different that the fence that is on the perimeter of the Association right now.
- d. 6356 S. Emporia Circle—Worried that people will climb wood fence to get around wrought iron fence. Also stated that there are very loud obnoxious people in AppleTree working on vehicles and they seem not to care. Questioned if the Association could work with them to possibly install a visual screen along with the fence. TMMC inquired if homeowner would be willing to draft letter regarding this and provide to TMMC so they mail it to the appropriate individual. Homeowner advised that she would.
- e. 6473 S. Florence—Questioned if TMMC had been watching the work trucks parked at house on Caley. The trucks are there all of the time. They are vans with ladders. TMMC advised they would investigate.
- f. 10015 E. Caley Place—Questioned if governing docs limit the # of vehicles that a home can have. TMMC advised they do not however, the county would regulate that.
- g. 10487 E. Weaver Circle—Questioned if there was any progress on the Neighborhood Watch. TMMC advised that there had been no progress and that if was interested, he could certainly contact TMMC and they would assist in helping to get it up and running for his block.
- h. 6445 S. Galena Court—Discussed that if homeowners are having a problem with the noise from Centennial Airport they should call Centennial with noise complaints. TMMC advised they would post the number in the next newsletter as well as ensure it is posted on the website.

7. Adjournment—the meeting was adjourned at 8:20 p.m.