

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION, INC.  
BOARD MEETING MINUTES  
JANUARY 20, 2005

The Board meeting of the Cherry Creek Homeowners Association was held on January 20, 2005 at High Plains Elementary School, 6100 South Fulton Street. Babette Morrow, Vice President, called the meeting to order at 6:36 p.m. Board members present were: Babette Morrow, Vice President; and Jodi Macht, Secretary/Treasurer. Board member absent: Don Robinson, President. Shannon Torgerson represented Professional Management Associates, Inc. (PMA). Homeowners present: Jesus Armendariz and Mark Roy Helm.

**APPROVAL OF MINUTES:** Babette moved to approve the minutes from the December 13,2004 Board Meeting. Jodi seconded. The motion was approved unanimously.

**LANDSCAPERS REPORT:** none

**HOMEOWNERS INPUT:** none

**FINANCIAL REVIEW:** Babette moved to accept the December financial statements. Jodi seconded. The motion was approved unanimously.

**ARCHITECTURAL CONTROL COMMITTEE REPORT:**

ARCHITECTURAL CONTROL COMMITTEE HEARINGS –

- ❖ Mark Roy Helm, 10023 East Weaver Avenue, asked what trim on the front of his home is in need of painting. Mark indicated that he had primed and painted all of the trim on the front of the home during November and would like to know specifically where paint is needed. The Board indicated that they would look at the home again and would let him know via letter if any painting needs to be done.
- ❖ Jesus Armendariz, 6301 South Florence Way indicated that he is letting the Aspen tree in his front yard die back more to allow him to pull it completely out of the ground during the upcoming spring. Jesus also indicated that he would also be removing several other Aspen trees in the yard that are dead or close to dying. The Board thanked Jesus for his explanation and indicated that a note would be made in the official files that there are plans to remove the tree during the spring of 2005.
- ❖ The Board asked Mark and Jesus how the violation/ACC non-compliance process could be improved upon. Jesus indicated that a thank you would be in order to all people who clear up violations in a quick time frame as well as being more specific as to what is not satisfactory to the ACC regarding each home. Mark also indicated that the ACC should be fairer and should also not pick on homeowners for a few weeds in the yard or the little stuff that gets taken care of on a regular basis. The Board thanked both Mark and Jesus for their input and reminded them that if they have any questions, concerns or comments, they could let PMA know.
- ❖ The Board noted that Don and Carol Watson, 6327 South Emporia Circle, had not responded to the request to attend a hearing. PMA indicated that the reminder postcard sent on January 20, 2005 was returned in the mail and that it said that the forwarding address had expired. Jodi volunteered to check the home to see if the trim around the windows of the home had been touched up or repainted.
- ❖ Sherri Woodcock, 10305 East Weaver Circle, responded to the reminder notice via email. Ms. Woodcock noted that the fence has been repaired. Jodi volunteered to check the fence and indicated that she would send PMA digital pictures of the home if the non-compliance has not been corrected as stated.
- ❖ Michael and Deborah Bonde, 6406 South Galena Court responded to the hearing notice sent on December 13, 2004 and indicated that the paint on the north side of their home was touched up on January 1, 2005. Babette confirmed that no further work is needed and that a thank you note can be dropped off. Jodi volunteered to write the thank you note and to drop it off at the home personally.

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**OLD BUSINESS:**

SNOW REMOVAL PROPOSAL – Jodi provided the signed snow removal contract to PMA to be sent to Colorado Snow and Ice Management. The Board noted that only the walks in the greenbelt areas and the walk on the south side of Caley at the East Greenbelt are to be plowed by ATV at a depth of 4 inches or more.

DEVELOPMENT OF ARCHITECTURAL CONTROL GUIDELINES – Jodi indicated that she should have a draft of the Architectural Control Committee Guidelines prepared for Board review at the February 22, 2005 Board Meeting. Jodi inquired if PMA had a clean copy of a map of the Association. PMA indicated that there is not a map of the association that is legible. Babette indicated that Arapahoe County's Mapping Department should be contacted to determine if there is a map of the area that is legible. Jodi also noted that she is incorporating items from other homeowner's associations into the introduction that should enable homeowners to understand and know the process that their requests go through. The Board noted that the spring walkthrough would be held during the week of April 17, 2005.

REALTY RESOURCE FOR MASS MAILINGS – Babette moved to approve the use of Realty Resources and Team Repographics for mass mailings sent out by the Association. Jodi seconded. The motion was approved unanimously.

RAIN GAUGE SENSORS – PMA indicated that Keesen has been asked to supply a proposal to install rain gauge sensors on all of the sprinkler clocks in the Association as an attempt to reduce water usage in the greenbelts during the watering season. PMA noted that the proposal will be given to the Board for review at the February 22 Board Meeting.

OTHER OLD BUSINESS – none

**NEW BUSINESS:**

LIGHT POLE REPAIR RATIFICATION – Babette moved to approve all light pole repairs approved by Don on an emergency basis. Jodi seconded. The motion was approved unanimously.

DRAFT FINANCIAL REVIEW FOR THE YEAR ENDING SEPTEMBER 30, 2004 – Babette moved to approval the draft review as prepared by Marty, Lyle, Doty and Jones, LLC as no material modifications were needed. Jodi seconded. The motion was approved unanimously.

NEXT MEETING – The next Board meeting is scheduled for **Tuesday, February 22, 2005** at 6:30 p.m. at High Plains Elementary School.

Jodi moved to adjourn the meeting into executive session at 8:03 p.m. Babette seconded. The motion was approved unanimously.