

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
OCTOBER 17 2005

PENDING APPROVAL AT THE 2006 ANNUAL MEETING

The annual meeting of the members of the Cherry Creek Homeowners Association was held on October 17, 2005 at High Plains Elementary School. Don Robinson, President, called the meeting to order at 7:05 p.m. Board members present were: Don Robinson, President, and Babette Morrow, Vice President and Jodi Macht, Secretary/Treasurer. Jeff Kutzer represented Professional Management Associates, Inc. (PMA). Homeowners present were: David Anderson, Marcia Balderson, Jennifer Ballard, John Bauer, Cindy Bell, Susan Bicknell, Deborah Smith, Pam Pryce, Lynnda Bush, Robert Campbell, Nancy Crawford, Linda Deebel, David O'Guin, Lori Eddlemon, Allan and G. Edmonstone, Kathryn Brunner, Jack Jagoda, Ken Judd, Doris Klein, Julie Leesman, Vick Leigh, Scott Levin, Stacy MacLean, Bruce Morgenstern, Carter Morrison, Michael North, Karen Rastegar, Glen Sherman, James Solomon, Gloria Stoldt and Thomas Whitten.

The Board introduced themselves and PMA to homeowners.

PROOF OF QUORUM: Jeff certified that a quorum of 22 was achieved with 34 homes represented in person and 13 by proxy.

GUESTS: Jerry Moshka and Jennifer Jepson Cook with the County Traffic Operations, and Sgt. Scott Lillie with the Arapahoe County Sheriff's office.

Babette indicated that the guests were invited to address how the issue of the Charter School traffic is being addressed. Jerry indicated that work began on addressing traffic issues two years ago. The issue of traffic problems is common for about 95% of schools. Jerry explained that the County is considering adding an additional left turn left for westbound Caley onto southbound Dayton to alleviate traffic backing up on Caley. The floor was opened to homeowner input. Homeowner comments expressed concern for traffic on Emporia Circle, parking on the south side of Caley and children then trying to cross the street, u-turns on Caley and school crossing guards creating more problems. Homeowners expressed a desire to address the issue with the County Commissioners since the approval for the school's permit was stipulated on there being no on street parking. One of the homeowner's recalled that, when the school started, they had parking at the park-an-ride and provided shuttle buses. Letters are to be submitted to PMA by next Friday, and Babette volunteered to coordinate homeowners for an upcoming County Commissioners meeting. Jerry indicated that the County will do the minor changes in traffic for now and await direction from the Commissioners on the long term solution. The Board thanked Jerry, Jennifer and Sgt. Lillie for attending the meeting.

GREENBELT FENCE PROJECT: The Board noted there have been problems in the west greenbelt adversely affecting the residents living near the access point by the apartments, including vandalism, graffiti, trash, and rude language, and there have been recent break-ins. Many residents indicate that they believe closing off the access from the apartments will improve the issues in this area, and some suggested surveillance cameras and warning signs. The Board is looking at installation of a 6 foot high wrought iron fence across the 200 foot opening bordering the apartments. The Board has estimates and the budget to do the work, but it is expected the costs will increase as the fence will have to cross the Urban Drainage area. Sgt. Lillie indicated the best deterrents are fences, lights and Neighborhood Watch. The Board agreed to poll all homeowners in the complex for their opinions once all the facts have been gathered. Babette indicated that the work on the drainage area by the County will not likely begin until 2008.

ACC CALL FOR VOLUNTEERS: The Board requested volunteers to serve on the ACC to assist with the two annual walkthroughs. Julie Leesman, David O'Guin and Rob Campbell volunteered to serve on the ACC.

APPROVAL OF MINUTES 10/19/04: Upon motion duly made, seconded, and unanimously approved, it was resolved that the minutes of the 10/19/04 are approved.

HOMEOWNER INPUT:

A homeowner asked if the Board will be assisting on broken tree branch removal for homeowners. The Board noted that the cost for just the common areas will be high, but the Board will work to post recommendations for homeowners on the website. The Board noted that a goal of the website is to post homeowner and Board contractors who have been reported to be competent in their work.

A homeowner asked why there has been a high cost this year for exterior light maintenance. Don noted that the east greenbelt had some issues that should only be a one time expense now that they are repaired.

A homeowner asked who controls the size and location of storage sheds that are placed in yards. The Board noted that the County controls this. The Board does not duplicate this effort since the County must approve sheds. Don noted that homeowners with any questions on the P&L statement should email PMA, who will forward them to the Board for a direct response.

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NOMINATIONS: Bruce Morgenstern was nominated from the floor and provided time to give a candidate's statement. There being no further nominations, upon motion duly made, seconded, and unanimously approved, it was resolved that nominations be closed and Bruce Morgenstern be elected to the Board for a three year term.

There being no further business, upon motion duly made, seconded, and unanimously approved, it was resolved that the meeting was adjourned at 8:41 p.m.