

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
NOVEMBER 7, 2005

The Board meeting of the Cherry Creek Homeowners Association was held on November 7, 2005 at High Plains Elementary School. Babette Morrow called the meeting to order at 6:32 p.m. Board members present were: Babette Morrow, Jodi Macht, and Bruce Morgenstern. Beth Stevers represented Professional Management Associates, Inc. (PMA). Homeowners present were: Don Robinson and Jayne Cordes.

APPROVAL OF MINUTES: The Board tabled action until the next meeting.

HOMEOWNER INPUT: Don discussed with the Board some items that he would like to see followed up on now that he is not on the Board.

Bruce inquired what the powers of the Board are and what the Board can decide on without the approval of the homeowners. Don indicated that the Board has the power to make all decisions for the Community with the exception of special assessments and legal document changes.

Jayne noted that she is opposed to the wrought iron fence as it is only a deterrent and kids will continue to find a way onto the property. She also noted that she believes a vote of the entire Community is necessary as all homeowner's pay dues and have a right to give their input. She also stressed that the Board should really look into if this is something that would be considered a reserve expense or not.

Babette thanked Don for all of his hard work when he was on the Board and presented him with a \$100 gift certificate from the Board

ELECTION OF OFFICERS: Bruce moved to approve the following slate of officers: Babette Morrow, President, Bruce Morgenstern, Vice President, and Jodi Macht, Secretary/Treasurer. Jodi seconded. The motion was approved unanimously.

FINANCIAL REVIEW: Jodi moved to accept the October financials pending an independent CPA's audit/review. Babette seconded. The motion was approved unanimously.

ARCHITECTURAL CONTROL COMMITTEE REPORT:

6434 S. Florence Way – The Board directed PMA to send a letter to the homeowner indicating that approval is not required as long as the play set is not visible from the street.

The Board directed PMA to send a violation letter to the owner of 6378 S. Emporia Circle noting the need to paint the deck and to have the large tree branch removed from the rear fence and common area.

The Board granted an extension of time until Spring 2006 to 6341 S. Florence Way to have the house painted and the driveway replaced.

Babette moved to waive the fine for 10305 E. Weaver Circle with the stipulation that the fence is fixed within 60 days due to the amount of homeowner complaints.

The Board discussed the need for a better system for the violation process. The Board implemented the following procedures:

- 1.) Receipt of a complaint or a walkthrough performed by the Board.
- 2.) Verification by the Board as to the relevance of the violation. Jodi noted that she would be the primary contact for this.
- 3.) The Board will then determine one of the following actions to direct PMA to do:
 - 1.) No letter sent and a note put in the file of the violation.
 - 2.) A courtesy letter sent acknowledging the need for improvement but not a violation at this time.
 - 3.) A first violation letter requesting a correction of the violation or a written notice requesting a hearing in front of the Board.
- 4.) The Board directed PMA to then send out an updated violation list to Jodi the Friday before the meeting for verification if the violation has been corrected.
- 5.) If the violation is not corrected and the homeowner does not attend the meeting to have a hearing the Board will then continue with the violation process implementing a first fine of \$25.
- 6.) The fine process will then continue each time the violation is verified to be ongoing with fines of \$50 then \$100 for each subsequent violation.

OLD BUSINESS:

WEST GREENBELT DRAINAGE AREA – The Board directed PMA to take this item off of the agenda.

ADDITIONAL GREENBELT LANDSCAPING – The Board tabled action until the March meeting.

GREENBELT FENCE PROJECT – The Board discussed details as to what type of fence should be installed. The Board indicated that proposals need to be solicited for a 170 foot heavy grade wrought iron fence with a breakaway gate at the drainage opening that will hold up to any vandalism and prevent people from going over or under the fence. Babette indicated that she would solicit the proposal from Ornamental Iron so that it is the same as the current proposal from Split Rail Fence Company.

PERIMETER FENCE REPAIR – The Board tabled action pending additional proposals.

SB-100 PROCEDURES – Babette moved to approve Rich Johnston's proposal for \$750.00 to create policies to bring the Association into compliance with SB-100. Jodi seconded. The motion was approved unanimously.

SNOW REMOVAL LETTER – The Board directed PMA to make the noted changes to the letter and send it to all homeowners along Caley.

OTHER OLD BUSINESS – Babette noted that a letter was sent to the charter school indicating that the Association would not solve the parking problem for them and that they need to solve their own problems.

Jodi moved to pay Dennis Page \$200.00 for the reserve study update that he provided to the Board rather than the original \$750.00 proposal from the original company that performed the study. Bruce seconded. The motion was approved unanimously.

The Board directed PMA to draft a release to be sent to Acme Lighting along with the invoice for payment of the Keesen invoice for repairs to the greenbelt landscaping caused by their trucks. The Board also directed PMA to call Olympic Credit to determine when additional charges would be assessed and to see if Olympic would accept payment with the deduction of what is owed to the Association and have them receive it from Acme. Bruce moved to no longer work with companies that immediately sell their invoices to credit agencies and to request all invoices not be sent to collections for three months. Babette seconded. The motion was approved unanimously.

The Board requested a map with all street addresses be brought to every meeting. PMA indicated that PMA will attempt to find such a map since there is not one currently in the files. However, if it entails PMA driving to the property to develop a map, there may be an hourly charge. Babette indicated that she would generate the map if PMA is unable to find one at no cost.

NEW BUSINESS:

KEESEN PROPOSAL TO PLANT NEW TREES – Babette moved to approve the Keesen proposal to remove and replace the two trees in the Havana Street island pending Jodi receiving additional information on prices. Bruce seconded. The motion was approved unanimously.

OTHER NEW BUSINESS – Jodi requested her meeting packets be mailed rather than emailed.

Babette moved to adjourn the meeting at 8:55 p.m. Jodi seconded. The motion was approved unanimously.