

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
DECEMBER 13, 2004

The Board meeting of the Cherry Creek Homeowners Association was held on December 13, 2004 at High Plains Elementary School, 6100 South Fulton Street. Don Robinson called the meeting to order at 6:35 p.m. Board members present were: Don Robinson, President; Babette Morrow, Vice President; and Jodi Macht, Secretary/Treasurer. Shannon Torgerson represented Professional Management Associates, Inc. (PMA). Homeowners present: None.

Babette moved to approve the minutes of the November 15, 2004 Board meeting. Jodi seconded. The motion was approved unanimously.

LANDSCAPER'S REPORT:

Don requested that the Board determine a course of action for the improvement of the West Greenbelt. Don indicated that he would like the Association to plant colorful trees and shrubbery to brighten up the area and to break up the visual plain. Don indicated the previous Board had discussed the purchase and installation of large boulders along the drainage pan from Caley Avenue to the bridge in the West Greenbelt. Babette indicated that the purchase and installation of the large boulders should be postponed until Arapahoe County's plan for the Goldsmith Gulch are determined. Babette volunteered to provide the Board with an update of the Goldsmith Gulch Project at the January or February Meeting depending on the availability of the needed information. Don indicated that the Emporia Circle Park will need renovating in the Spring of 2005 that will include the purchase and installation of a trash receptacle, the replacement or repair of the railroad tie sand box and the trimming of trees in the area. The Board tabled further discussion on the needed landscape improvements until the February 21, 2005 Board Meeting.

HOMEOWNER'S INPUT: none

Jodi moved to accept the November 2004 financial statements. Babette seconded. The motion was approved unanimously. Jodi explained the Association's options regarding funds held by Dain Rauscher in CD's and Money Market Funds. The Board determined that no more than \$10,000 will be taken out of the operating account to invest in an 18 month CD with an interest rate of 3.15%. Jodi volunteered to speak with Dain Rauscher regarding the course of action the Board discussed.

COMMITTEE REPORTS:

Architectural Control Committee –

- ❖ The Board directed PMA to send a letter to Ms. Leesman regarding the disrepair of the north property line fence, as it is a hazard to homeowners. The Board requests that the fence be repaired or replaced as soon as possible to minimize the danger.
- ❖ Don indicated that he has spoken with the anonymous homeowner who has complained about the wood attached to his fence by a neighbor to keep his cat from walking along the greenbelt fence. Don volunteered to determine if the complaint is valid and to keep PMA apprised of the situation.

OLD BUSINESS

Helm Project Update – PMA confirmed that no response has been received from Dr. Helm regarding the Board's request for a timeline for the completion of his front yard landscaping. The Board directed PMA to send another letter in March with a firm May 31, 2005 deadline for the completion of the project.

Snow Removal Proposal – PMA indicated a response has not been received from Keesen regarding the request for a snow removal proposal for the greenbelt walkways and the sidewalk at Caley Avenue and Florence Way. Don volunteered to contact Keesen and request that a proposal be submitted as soon as possible. Don indicated that he will email the proposal, once obtained, in its entirety to the Board for review.

Trash Removal Contract – Jodi moved to approve the renewal contract with Waste Management in the amount of \$21,047.04 for the 2004/2005 and with a cap of a 5% increase for 2005/2006 and 2006/2007. Don seconded. The motion was approved unanimously.

Other Old Business – Jodi indicated that she had delivered thank you cards to the homeowners that complied with the Board's requests for home improvements during the October walkthrough. PMA indicated that letters were sent out requesting the homeowners attend a hearing at the January 18 meeting if they had not complied with the Board's request for improvement.

NEW BUSINESS:

Landscape Maintenance Renewal Contract with Keesen – Babette moved to approve the 12 month renewal contract with Keesen Enterprises at the cost of \$15,864.00. Jodi seconded. The motion was approved unanimously.

Development of Architectural Control Guidelines – Don provided all Architectural Control Information samples from other single family HOA's to Jodi to assist in the development of Architectural Control Guidelines. The Board indicated that they would like to have the project complete in time for mail out before the Spring Walkthrough in late April or early May 2005. The Board directed PMA to email walkthrough forms used by other associations to the Board for the development of a checklist used during walkthroughs.

Realty Resource for Mass Mailings – The Board requested PMA determine why PMA has not invested in a bulk mailing rate for the Associations and tabled further discussion until the January 18 Board Meeting.

Recording of the Rules and Regulations with Arapahoe County – The Board determined that once the Architectural Control Committee Guidelines are established, the Rules and Regulations, as well as the approved Addendums would be reviewed and recorded at the same time.

Next Meeting – Babette indicated she will not be able to attend the January 18, 2005 Board meeting. Don indicated he may be out of town as well. Babette and Jodi will determine what evenings during the week of January 17 will work for both of them, then advise PMA of the date for the meeting.

Other New Business –

PMA presented a homeowner complaint regarding the traffic situation caused by Cherry Creek Academy. PMA indicated that contact with Arapahoe County has resulted in the receipt of a Traffic Engineering Survey form that requests a proposed solution be submitted. Once the survey is completed, Arapahoe County will determine what, if anything, can be done regarding the situation. The Board directed PMA to respond to the homeowner and indicate that the Board is investigating what can be done to control the problem. The Board also directed PMA to notify the homeowner that if he cannot access or leave his home due to cars blocking entrance or exit from his drive, that he can call the Arapahoe County Sheriff's Department for immediate assistance. The Board expressed concern that many homeowners do not understand that the streets and sidewalks throughout the Association are owned and maintained by Arapahoe County, and therefore the Association cannot proceed with any kind of direct action. PMA suggested that the letter sent to all new homeowners upon the sale of a home be revised to include this information. The Board directed PMA to revise the letter and to email a draft to the Board for their review.

There being no further general business, Jodi moved to adjourn the meeting at 8:15 p.m. Don seconded. The motion was approved unanimously.

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The Board requested an update on account #10395 at the January Board Meeting.