

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
FEBRUARY 23, 2004

The Board meeting of the Cherry Creek Homeowners Association was held on February 23, 2004, at High Plains Elementary School, 6100 S. Fulton Street. Don Robinson called the meeting to order at 6:35 p.m. Board members present were: Don Robinson, President, and Jayne Cordes, Vice President. Member absent: Anita Turner Steele. Shannon Torgerson represented Professional Management Associates, Inc. (PMA). Homeowners present: None.

Jayne moved to approve the minutes of the January 20, 2004, Board meeting. Don seconded. The motion was approved unanimously.

LANDSCAPER'S REPORT -- none

HOMEOWNER'S INPUT – none

The Board reviewed the January 2004 financials. Jayne moved to accept the January 2004 financial statements. Don seconded. The motion was approved unanimously. The Board asked PMA to continue with the 12-month spreadsheet format for monthly income and expenses.

COMMITTEE REPORTS:

Architectural Control Committee – Jayne noted the trailers have not moved from their locations at 10089 E. Caley Ave and 10151 E. Caley Ave. The Board requested PMA send second violation letter to the owners of 10089 E. Caley regarding the trailer parked in the driveway. The Board also requested PMA contact the Arapahoe County Sheriff's Office in regard to the trailer parked on the street at 10151 E. Caley Ave.

The Board asked PMA to write to Ms. Leesman regarding her concern with the safety of the West Greenbelt and to invite her to attend the next Board meeting on March 15, 2004 to further discuss her concerns. The Board noted that Ms. Leesman was not in attendance at the annual meeting held in October. The Board requested PMA contact Arapahoe County to request a crosswalk sign be posted at the West Greenbelt where school children cross to gain access to the 2 elementary schools in the area.

Jayne moved to approved Ms. Ritter's request that she be allowed to make 4 payments of \$62.50 beginning March 1, 2004 to pay off the damage done to the replaced sidewalks by her daughter. The payments received will need to be applied to Mr. Anker's account, as he is the owner of the property. Don seconded. The motion was approved unanimously.

OLD BUSINESS

Community Website Development Update – Don indicated that Alan has been asked to do a prototype website for the Association. As the design process is ongoing, the Board is to determine the content and button layout. The Board requested PMA put all of the Association's legal documents into PDF format and to email to Don.

Sidewalk Hand Railing Update – Don indicated the project is complete and paid in full. Jayne indicated she had received a compliment from former Board member Linda Deeble on the look and quality of the new rails.

NEW BUSINESS

Greenbelt Trash Receptacle Replacement – Don indicated he would research the types of receptacles and bring his suggestions to the March meeting.

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NEW BUSINESS CONTINUED:

Insurance Contract Renewal – The Board requested PMA obtain the updated premium cost from Agent Bob Martin when it becomes available.

Other New Business – Don asked PMA to put the following on the agenda for March 15, 2004:

- Greenbelt signage
- Evergreen trimming
- Entrance signage

Next Meeting – Monday, March 15, 2004 at High Plains Elementary. PMA indicated that Jeffrey would not be in attendance due to another meeting.

There being no further business, Don moved to adjourn the meeting to Executive Session at 7:01 p.m. Jayne seconded. The motion was approved unanimously.

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Jayne moved to approve action on the following accounts. Don seconded. The motion was approved unanimously.

1. #10467 Waive the late fee assessed to the Macht account in January 2004 on a one-time only basis.
2. #06332 Waive the late fee assessed to the Drake account in January 2004 on a one-time only basis.

The Board requested that the due date be written on all statements so confusion is at a minimum.

3. #06398 and # 10386 PMA to send a letter thanking the homeowner for the recent payment and a reminder that there is still a balance due on the account as reflected on the next statement of account.
4. #10395 PMA to send letter informing the homeowner that there is a balance on the account.

Jayne indicated that the Mossavat's are out of the country and their son is alone in the home. This may be why no payment has been received.