

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Monday, June 26, 2006

- I. **Call Meeting to Order**—The meeting was called to order by Board President, Babette Morrow at 6:50 p.m.
- II. **Roll Call**— Board members present were Babette Morrow and Bruce Morgenstern. Denise George was present representing TMMC Property Management.
- III. **Guest Speaker**—Deputy Amir Stephen with Arapahoe County Sheriff’s Department, discussed the Neighborhood Watch program. Deputy Stephen stated that from the statistics he had for CCF, it did not appear that there was much of a problem with vandalism. He then went on to state that this was most likely due to the fact that homeowners do not call in. He stated the best thing the Association homeowners can do is to call for service. He stated when there is a high call for service, it equals lowest crime rate. He encouraged the Association to try and start a Neighborhood Watch program. He advised that we could start one block at a time. Deputy Stephen left the meeting at 7:10 p.m.
- IV. **Violation Hearings**—
 - a. **6378 S. Emporia Circle**—The homeowner and tenant were present to discuss the numerous issues requested of them for repair and maintenance. After discussion, it was concluded:
 - i. The homeowner will have the fence painted within 30 days.
 - ii. The trailer is being stored properly.
 - iii. The towels have been removed from the rear deck.
 - iv. The dead tree will be removed within 30 days.
 - v. The Board agreed to waive and refund the fine of \$75.00.
 - vi. The tenant will ensure that his dog is looked after and is not being a nuisance to other neighbors.
 - b. **Inspection Protest 10442 E. Weaver Circle**—The Board reviewed the homeowner’s protest for parking of vehicle. After discussion, the Board requested TMMC submit a letter to homeowner advising that vehicles are to be parked on a hard surface specifically built for that purpose. Areas with dirt are to be landscaped.
 - c. **Inspection Protest 6321 S. Florence Way**—The Board reviewed homeowners protest regarding the height of his fence. TMMC advised that Arapahoe County Zoning was handling the matter. No further action from the Board is required at this time.
- V. **Homeowner Forum/Correspondence**—
 - a. **6331 S. Florence Way**—The Board reviewed the homeowners request to include information regarding the noise ordinance in the next newsletter. After discussion, the Board requested TMMC include information with the mailing for the Annual Meeting Notice in September.

- b. **6396 S. Emporia Circle**—The Board reviewed the homeowners request for a specific mailing going out regarding trash cans. After discussion, the Board advised that this was noted by the Board last year and addressed. The Board requested TMMC respond to homeowner advising of such information.
- c. **10458 E. Weaver Circle**—The Board reviewed an ACC request from the homeowner for landscape improvements. After discussion, the Board approved the request as presented.
- d. **6435 S. Galena Street**—The Board reviewed an ACC request from the homeowner for landscape improvements. After discussion, the Board approved the request as presented.
- e. **10335 E. Weaver Circle**—The Board reviewed an ACC request for patio/landscape improvements. After discussion, the Board approved the request as long as the paint colors are within the colors chosen for the community.
- f. **10487 E. Weaver Circle**—The Board reviewed a request from homeowner to waive the \$15.00 penalty for a late payment. After discussion, the Board agreed to waive and refund the \$15.00 late fee for the late payment as the homeowner was able to prove the payment was made on time.
- g. **6325 S. Florence Way**—The Board reviewed a response letter from the homeowner discussing the fact that a daycare is not being conducted in the home. After discussion, the Board requested a letter be sent advising that this concurs with the findings of the community and the matter is closed.

VI. **Approval of Minutes**—The minutes from the May 22, 2006 Board of Directors meeting were presented. A motion to accept the minutes as presented was made by Babette, 2nd, all in favor, motion carried.

VII. **Unfinished Business**

- a. **Greenbelt Fence Project**—The Board discussed the greenbelt fence project. Babette reported that the findings of the surveying company advise that the bottom of the fence that crosses the flood plain will have to be hinged. The Board requested that TMMC obtain quotes for fencing. The Board requested that once the fence is installed landscaping is addressed.
- b. **Cherry Creek Academy Parking Concerns**—TMMC advised that they had not contacted the Academy yet as they wanted more information from the Arapahoe County Sheriff. The Sheriff had advised that they had also tried to come to a mutual agreement for the Association with the Academy in regards to loading/unloading zones. TMMC will talk with the Academy prior to the next meeting.

VIII. **New Business**

- a. **Proposal from Keesen re: Hidden Park**—The Board reviewed a proposal from Keesen to redress the landscaping at Hidden Park. After discussion, the Board moved to accept the proposal redoing only the edging and top dressing the mulch.
- b. **Proposal from Keesen re: Modification to the BB Court**—The Board reviewed the proposal from Keesen to modify the basketball court. After discussion, the Board requested TMMC obtain a proposal to remodel the basketball court.
- c. **Proposal from Jared's Tree Modifications**—The Board reviewed a proposal from Jared's to install trees. After discussion, the Board moved to accept the purchase and installation of one 6' Colorado Blue Spruce.

- d. **Repaint the Curb on the Island at Caley**—The Board advised that Don had agreed he would hire a teenager to complete the repainting. The Board was in agreement with this action.
- e. **Adoption of Resolution**—TMMC advised that they had not written the resolution as there was a question as to the adoption of the SB100 policies. After discussion, TMMC advised they will contact PMA as well as the Association Attorney to determine which and when the SB100 policies were adopted.
- f. **Dog Waste Station Restocking**—TMMC advised the Board that after a discussion with Keesen they advised they are out of dog refill bags. TMMC discussed that PMA should have provided them with a whole new stock in March. Keesen advised they had not received any. TMMC advised the Board that they would contact PMA to determine where they are at. TMMC also advised that Keesen stated that the reason the bags are tied to the outside of the poles is the lock mechanisms are broken. TMMC will obtain pricing to replace.

IX. **Monthly Correspondence**

- a. **Financial Reports and Bank Statements**—The Board reviewed the financials.
- b. **Attorney Report**—The attorney states report was reviewed and questions answered.
- c. **ACT Report**—The ACT report was reviewed and questions answered.

X. **Adjournment**—The meeting was adjourned at 8:45 p.m.

Next Meeting
Monday, July 24, 2006 @ 6:30 p.m.
@ 6341 S. Florence Way