

**CHERRY CREEK FARM HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**Monday, July 24, 2006**

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- I. **Call Meeting to Order**—The meeting was called to order by Board President, Babette Morrow at 6:35 p.m.
- II. **Roll Call**— Board members present were Babette Morrow, Bruce Morgenstern, and Don Robinson. Denise George was present representing TMMC Property Management.
- III. **Guest Speaker**—Gerry Tubaugh with Fence Consultants was present to discuss the fencing project.
- IV. **Violation Hearings**—None
- V. **Homeowner Forum/Correspondence**
  - a. **6364 S. Emporia Circle**—The Board reviewed the homeowner’s request for an extension. After discussion, the Board requested that TMMC contact homeowner and request a plan of action be provided by the September meeting addressing what type of fence will be installed as well as how this will be prevented from occurring in the future. Upon receipt and review of the plan, the Board will consider extension.
  - b. **6493 S. Florence Way**—Don advised he had not had a chance to talk with homeowner regarding the statue that was installed in the front yard. After discussion, the Board requested TMMC contact homeowner and request statue be re-installed as per original representation. The Board stated the status cannot exceed 3’ in height. The Board also stated that homeowner could review 6341 S. Florence as an example of a statue installation.
- VI. **Approval of Minutes**—The minutes from the June, 2006 Board of Directors meeting were presented. A motion to accept the minutes as presented was made by Babette, 2<sup>nd</sup>, all in favor, motion carried.
- VII. **Unfinished Business**
  - a. **Greenbelt Fence Project**—The Board discussed the greenbelt fence project. After extensive discussion, a motion was made to accept the proposal from Fence Consulting Services. The Board requested that the fence be completed no later than October 1, 2006. The Board also requested that TMMC advise Fence Consultants to not drive on the new sidewalk and to talk with Babette prior to bringing in large equipment.
  - b. **Cherry Creek Academy Parking Concerns**—TMMC advised that they had been working with the Sheriff to understand what had occurred in the past to try and resolve this situation.
  - c. **Update on SB100**—TMMC stated that they had received the SB100 documents from PMA. TMMC also stated that now that SB89 had passed that there are additional resolutions that will need to be adopted to come into compliance.

- d. **Adoption of Resolution**—TMMC requested this be tabled until a complete review of SB89 had been completed.
- e. **Update on Status of Dog Bags for Association**—TMMC advised that they had checked on the dog bag situation and advised that the order had never been received. TMMC re-placed the order and the bags had been delivered on 7/20/06 to Keesen. Keesen also advised that the waste bag holders were broken and needed to have the bag holder mechanism replaced. After discussion, TMMC advised that they would have Dave review to determine if he could make the repair.

VIII. **New Business**

- a. **Close Out of Key Bank Operation/MM Accounts**—Babette signed a letter to close out the Key Bank accounts and transfer them to the Colorado Business Bank accounts.
- b. **Keesen Proposal for Sod Replacement on Havana**—The Board reviewed a proposal from Keesen to replace sod on Havana. After discussion, the Board stated they wanted to walk the area. This proposal was tabled until the August meeting.

IX. **Monthly Correspondence**

- a. **Financial Reports and Bank Statements**—The Board reviewed the financials. The Board requested Gene West from RBC Dain Rauscher attend the August meeting.
- 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 8:00 p.m.

**Next Meeting**  
**Monday, August 28, 2006 @ 6:30 p.m.**  
**@ High Plains Elementary**