

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MARCH 18, 2004

The Board meeting of the Cherry Creek Homeowners Association was held on March 18, 2004, at High Plains Elementary School, 6100 S. Fulton Street. Don Robinson called the meeting to order at 6:39 p.m. Board members present were: Don Robinson, President, and Anita Turner Steele, Secretary/Treasurer. Member absent: Jayne Cordes, Vice President. Shannon Torgerson represented Professional Management Associates, Inc. (PMA). Homeowners present: Linda Deeble.

Anita moved to approve the minutes of the February 23, 2004, Board meeting. Don seconded. The motion was approved unanimously.

LANDSCAPER'S REPORT:

Linda Deeble will be assessing the west greenbelt for possible placement of terracing and trees/shrubs later this spring.

HOMEOWNER'S INPUT:

Ms Deeble asked permission of the Board to clean up the perennial beds throughout the Association. She also indicated that she would like to plant flowers in the Havana Street entrance median in May. Ms. Deeble asked if the Board would consider terracing the slope at the west greenbelt stairs as a way to conserve water and to break up the monotony of the fence along the south side. Don inquired how many trees were lost to last March's blizzard. Ms. Deeble indicated that 3 on the west greenbelt had to be removed. Acres Green planted the newer trees along Havana. If the Association decides to plant more trees or shrubs, Linda indicated that they were very responsive and the trees are growing well. Ms. Deeble voiced concern regarding the young Juniper trees on the east greenbelt, as they are looking brown and very dry. The Board asked Ms. Deeble to return with a plan for the west greenbelt terracing and tree planting at the April 19, 2004 Board Meeting.

The Board reviewed the February 2004 financials. Anita moved to accept the February 2004 financial statements. Don seconded. The motion was approved unanimously.

COMMITTEE REPORTS:

Architectural Control Committee – Anita noted that the trailers at 10089 and 10151 E. Caley Avenue have been removed from the street/driveway as requested by the Board.

Don indicated a new roof was installed on the Norlin home.

PMA was directed to send a certified/ return receipt letter to Ms. Ritter asking her to explain the memo line of the payment received on March 16, 2004 and to indicate the payment could not be accepted until an explanation was received. The Board indicated that the \$250.00 balance must be paid in full by June 30, 2004 or late fees will be assessed to the account.

OLD BUSINESS:

Community Website Development Update – Don indicated that the Board is waiting on the website developer to complete the initial layout for approval.

Grounds Contract Renewal – Don requested and has received landscaping proposals from TruGreen and Ground Service Company. He also indicated that he has requested a proposal from Keesen, but he has not received yet. The lowest bid is from Complete Landscape Care, Inc, the existing contractor, with a cost of \$19,500.00 per year. Ground Service Company has bid \$22,800.00 and TruGreen has bid \$48,700.00. The Board authorized PMA to sign the contract with Complete Landscape Care, Inc. once Don has received the proposal from Keesen with the stipulation that their cost is the lowest of the proposals

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MARCH 18, 2004
PAGE TWO

OLD BUSINESS CONTINUED:

Grounds Contract Renewal continued -- received. Don indicated that once a proposal is received from Keesen that he will email a comparison of services with cost to the Board with his recommendation. Don also noted the sprinklers at Orchard Gate have been activated. Don directed PMA to direct the landscaping contractor to activate the sprinkler systems no earlier than May 1, 2004 and to give PMA at least 1 weeks notice prior to doing so.

NEW BUSINESS:

Greenbelt Trash Receptacle Replacement – Don indicated he would research on the Internet and email his suggestion to the Board for a decision at the April 19, 2003 meeting.

Insurance Contract Renewal – The Board indicated that the renewal on the insurance policies were acceptable as the premiums are not intended to increase dramatically.

Community Garage Sale – The Board indicated that a date in June would be set at the April 19, 2004 Board meeting.

Community Clean-up and Pitch-out Day – The Board directed PMA to contact Arapahoe County regarding regulations on hazardous waste removal and to determine if a permit is needed for a dumpster to be placed in the parking lane on the north side of Caley for one day. The exact date will be determined at the April 19, 2004 Board meeting.

Spring Walkthrough – The Board indicated that PMA is invited to attend and that a date in April would be set up via email between the Board members and PMA.

Greenbelt/Entrance Signage – Don indicated that he would research signage types and costs for the greenbelt signage. Anita volunteered to email Don with a company she has had experience with for signage needs. The Board will also look into installing “No Solicitation” signs on the existing entrance signs

Tree Trimming – Evergreens – The Board directed PMA to direct Complete to trim the evergreens in the common areas back to the edge of the sidewalk, especially at the Emporia stairs.

Next Meeting – Monday, April 19, 2004 at High Plains Elementary.

There being no further business, Don moved to adjourn the meeting to Executive Session at 7:16 p.m. Anita seconded. The motion was approved unanimously.

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION MEETING MINUTES
MARCH 18, 2004

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

1. #06453 The Board wishes to begin the process to redeem their rights on this home.
2. #06348 The Board wishes to send the account to the attorney to begin the collections process.