

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
APRIL 19, 2004

The Board meeting of the Cherry Creek Homeowners Association was held on April 19, 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, Jayne Cordes, Vice President and Anita Turner Steele, Secretary/Treasurer. Shannon Torgerson represented Professional Management Associates, Inc. (PMA). Peggy Robinson represented Keesen Enterprises. Homeowner present: Ken Judd.

Anita moved to approve the minutes of the March 15, 2004, Board meeting. Don seconded. The motion was approved unanimously.

LANDSCAPER'S REPORT:

The Board stated the contract for landscape maintenance was awarded to Keesen Enterprises and will go into effect on May 1, 2004. Keesen will contract out for the testing of the backflow devices once the sprinkler system has been activated.

HOMEOWNER'S INPUT:

Ken Judd updated the Board on the progress of the Mil Levy proposed by the South Metro Fire Department and expressed concern that a finalized budget has not been presented to the constituents in the area. On a \$200,000.00 home, the annual tax increase would be roughly \$42.00. The special election will be held on May 5, 2004 with the closest polling precinct located in the firehouse on Havana and Orchard. Mr. Judd indicated he would no longer be attending the CCNA meetings as Don Robinson has graciously volunteered to go to these meetings.

The Board requested PMA leave the zeros out of the monthly financial spreadsheet. The Board reviewed the March 2004 financials. Anita moved to accept the March 2004 financial statements. Jayne seconded. The motion was approved unanimously.

COMMITTEE REPORTS:

Architectural Control Committee – Jayne volunteered to follow up on the Bonde fencing request.

PMA reported that, of the \$250 sidewalk vandalism invoice, \$180 has been paid.

OLD BUSINESS:

Community Website Development Update – Don brought the cover page of the CCFHOA.org website and asked for volunteers to develop the links and/or headings for the site. Jayne volunteered to develop a realty history from 2003 and 1st quarter 2004 sales, and the location/history of the area for the website. Anita will continue to work on a community calendar that will include dates from the area schools and government. The Board requested PMA email the welcome packet sent to all homeowners to the Board. Don volunteered to coordinate the community link page. The Board requested PMA obtain the cost for 250 - 4" circle magnets. The Board set a target date of June 1, 2004 to have the site up and running.

Greenbelt Trash Receptacle Replacement Update – Don indicated that the products from Victor Stanley are well made and should hold up to long-term use. The cost is about \$500.00 per receptacle. The Board determined one would be placed at each end of each greenbelt, 1 in the Emporia Circle Park and 1 by the new Florence stairs for a total of 6 receptacles. The desired color is dark green. Don indicated that the product available from Webcoat is not as attractive and is less in price. Jayne moved to purchase 6 dark green trash receptacles from Victor Stanley at a cost not to exceed \$500.00 per item. Anita seconded. The motion was approved unanimously.

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OLD BUSINESS CONTINUED:

Community Garage Sale Date – The Board tabled this item until the May 17, 2004 meeting.

Community Clean up and Pitch-out Date – The Board directed PMA to contact the City of Aurora to determine whom they hire for their hazardous waste clean up day. Jayne volunteered to contact BFI to determine the cost of renting a dumpster and the possibility of hauling hazardous waste. The Board tabled any further action until the May 17, 2004 meeting.

Spring Walkthrough Date – The Board determined that the ACC walkthrough would be held on Thursday, April 29, 2004 at 3:30 p.m. PMA will be attendance and will meet the Board at the Robinson residence. The Landscape walkthrough will be on Thursday, May 6, 2004 at 3:30 p.m. Keesen will be in attendance and will meet with the Board at the Robinson residence. The Board requested PMA notify Linda Deeble of these dates.

Greenbelt Signage Update – The Board determined that the new greenbelt signage should state “Private Property of Cherry Creek Farms No Trespassing” in white letters on a green background. “ Jayne moved to purchase 4 oval signs with the determined verbiage at the cost of \$125.00 each. Don volunteered to install the signs on 4” x 4” posts at the desired locations. Anita seconded. The motion was approved unanimously.

Entrance Signage – The Board tabled further action on the entrance signage until spring 2005.

Tree and Shrub Replacement – Keesen will provide recommendations for drought tolerant colorful trees and shrubs for the green belt area during the May 6 walkthrough. Peggy recommended deep root watering and fertilization for the newer trees planted in the medians. The Board indicated their goal is to add color and different types of foliage to the area and that something needs to be done along the wall with the school on Caley Avenue.

Irrigation System Testing and Activation – Peggy noted the target date for spring start up of the irrigation system in May 1, but a trial run may be needed to determine if any areas are in need of repair. The Board requested PMA fax all backflow information to Peggy, to allow them to get the process of certification started. The Board requested Keesen fax the current contract to PMA.

NEW BUSINESS:

Insurance Contract Renewal – no update

Management Contract Renewal, June 1, 2004 – The Board inquired as to the monthly increase in cost at 2%. PMA indicated it is a \$20.00 per month increase. The Board tabled action on the management contract until the May 17, 2004 meeting.

Other New Business – The Board requested only one packet of information be sent each month. An update on the delinquent homeowners is acceptable for the meeting.

Next Meeting – Monday, May 17, 2004 at High Plains Elementary.

There being no further business, Don moved to adjourn the meeting to Executive Session at 8:10 p.m. Anita seconded. The motion was approved unanimously.

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

1. #06355 The Board unanimously approves the waiver on a one-time only basis.
2. #10366 The Board unanimously approves the waiver on a one-time only basis.
3. #10020 The Board unanimously approves the waiver on a one-time only basis and requests PMA double check both accounts in question.
4. #06453 Jayne volunteered to discuss the case with Rich Johnston and to obtain his recommendation.