

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
JUNE 15, 2005

The Board meeting of the Cherry Creek Homeowners Association was held on June 15, 2005 at the home of Don Robinson. Don Robinson, President, called the meeting to order at 6:26 p.m. Board members present were: Don Robinson, President; Babette Morrow, Vice President; and Jodi Macht, Secretary/Treasurer. Board member absent: None. Beth Stevers represented Professional Management Associates, Inc. (PMA). Homeowners present were: Julie Leesman, Karen Gowdy, Lori Eddlemon, and Linda Love.

GUEST: Shane represented Keesen Enterprises. The Board inquired as to the status of fixing the sprinklers on the north end of the greenbelt as the grass is dying. Shane noted that there was a rock that was stuck in the line preventing the sprinklers from functioning. The line has been repaired and the sprinklers now work properly. Shane indicated that Keesen had checked the functioning of all of the sprinklers on June 14.

The Board requested that Keesen monitor the large hole that is located at the south end of the greenbelt and when water begins flowing out of it to attempt to locate the source of the overflow.

Shane indicated that three rain sensors were installed. They are currently set at ¼ inch.

Shane noted that the sprinkler schedule is Monday, Wednesday and Friday.

The Board inquired as to the snow removal that was done in April. Shane indicated that the blades that are used on the ATV's are 36 inches. The Board expressed concern with the lack of snow removal at the bus stop as there could be a great amount of liability for the Association if it is not done. Shane noted that he would ensure that the appropriate people are notified of the Board's concerns.

APPROVAL OF MINUTES: Jodi moved to approve the minutes from the May 16, 2005 Board Meeting. Babette seconded. The motion was approved unanimously.

HOMEOWNERS INPUT: Karen and Lori expressed concerns regarding the traffic and parking issues on S. Emporia Circle caused by the school. Parents of children are parking all along the streets and speeding through the circle. Karen noted that there appears to be a blatant disregard for homeowner safety and the safety of the children that attend the school. The Board directed PMA to invite a representative from the Sheriff's office, the County traffic division and the Principal of the school to the July meeting to discuss possible solutions to the growing problem.

FINANCIAL REVIEW: Jodi moved to accept the May financial statements. Babette seconded. The motion was approved unanimously.

ARCHITECTURAL CONTROL COMMITTEE REPORT:

10437 E. Weaver Circle – Babette moved to approve the request to have the house repainted using Pacific Pearl for the base and Soft Azure for the door. Jodi seconded. The motion was approved unanimously.

6305 S. Florence Way – The Board directed PMA to request a sample of the shingles that the homeowner would like to replace the roof with. Approval pending the receipt of the shingles.

10151 E. Caley Avenue – Don moved to approve the request to have the fence moved to be set back 7 feet from the front of the house on the north side and 6 feet from the house on the south side. Babette seconded. The motion was approved unanimously.

6331 S. Florence Way – Jodi moved to approve the request to enclose with roofing an open area on the east side of the home. Babette seconded. The motion was approved unanimously.

The Board discussed changing the roofing policy in the Rules and Regulations to include stricter standards as to the brand, type and color of roofing materials that are allowed in the Association. Linda Love volunteered to research and write up standards for the Association to follow.

OLD BUSINESS:

WEST GREENBELT DRAINAGE AREA – Don noted that during the last rainstorm he was able to watch the north end greenbelt area and there was substantial flooding due to the inadequate drainage. The Board expressed concern regarding the waterline pipe that is exposed on the north greenbelt drainage area.

ADDITIONAL SIGNAGE FOR ENTRANCE – Don noted that he has been in contact with a company to come out and take measurements to create a "Covenant Controlled Community" sign to be placed on the top of both entrance monuments.

TRASH RECEPTACLE IN THE EMPORIA PARK – Don noted that the receptacle has been delivered and will be installed by Keesen by the end of the week.

ADDITIONAL GREENBELT LANDSCAPING – Julie Leesman volunteered to work with various landscapers to come up with a plan to add additional landscaping to the greenbelt area. The Board noted that they would like to see more shrubs and color rather than more trees.

WEBSITE CHANGES - The Board discussed adding a Community page with links to various contractors that homeowners have used throughout the Association and include homeowner references.

OTHER OLD BUSINESS – Babette indicated that American Arbor Care trimmed the wrong tree at 6317 S Emporia Circle. The Board directed PMA to follow up with American Arbor Care to ensure that the correct tree is trimmed, and that the HOA not be charged for the additional work.

NEW BUSINESS:

2006 PROPOSED BUDGET – The Board tabled action until the July meeting.

RESERVE STUDY PROPOSAL – The Board noted that it might not be necessary to have an updated Reserve Study done. Jodi will ask an expert she knows if the work can be done less expensively.

GREENBELT FENCE PROJECT – The Board indicated that they would like to see a plan in place by the July meeting. Plan to include any permits that might be necessary along with information regarding conducting a survey to determine the exact location of the property line. Julie indicated that she would like to see a row of trees planted as well to block the view of the apartment complex.

The Board also indicated that they would like to install a light pole in the area. Don indicated that he would contact Excel Energy.

The Board asked the homeowners present to circulate a petition to verify that homeowners along the west greenbelt approve of the fence and light post being installed.

Don also indicated that the contractor that installed the handrails might be able to bid for the fence installation.

ASPHALT PAD REMOVAL/REPLACEMENT – Tabled pending proposal from Keesen.

SIDEWALK REPAIR AT 6358 S EMPORIA CIRCLE – Tabled pending the installation of the perimeter fence to avoid further vandalism. The Board directed PMA to solicit a bid from the company that did previous concrete repair.

AUDIT/REVIEW PROPOSALS – Don directed PMA to fax him a copy of the proposal for further review prior to any decisions being made.

DISCUSSION ON MOVING THE MEETING DAY – Tabled until the July meeting.

The Board indicated that the Board would like to see all meeting packets emailed 1-2 days prior to a meeting with a hard copy brought to the meeting including only correspondence that has come through PMA's office after the original packets are emailed.

DISCUSSION ON SB-100 – PMA informed the Board of the meeting on June 28, 2005 regarding this bill. PMA noted the PMA would keep the Board apprised as more information is received.

POWERWASHING PROPOSAL – The Board declined the proposal to have the perimeter fence powerwashed at this time.

OTHER NEW BUSINESS – The Board indicated that they would like to research the requirements to increase the amount of Board members from 3 to 5 and to appoint an Architectural Control Committee consisting of 5 members. The Board directed PMA to research and have the necessary information for the July meeting.

The Board directed PMA to send a notice to the owners of 6306 S Emporia Circle for dead aspen trees on the side of the home.

The Board directed PMA to send a letter for unapproved paint colors to 6332 S Florence Way and 6407 S Florence Way.

Babette moved to adjourn the meeting into executive session at 8:27 p.m. Jodi seconded. The motion was approved unanimously.

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DELINQUENCY DISCUSSION:

The Board reviewed and discussed follow up on delinquent accounts.

The Board directed PMA to have the attorney send a demand letter to the account in default stating that they have 10 days to bring account current or they will be reported to credit agencies.

There being no further business, the meeting was adjourned at 8:36 p.m.