

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
JUNE 21, 2004

The Board meeting of the Cherry Creek Homeowners Association was held on June 21, 2004, at the home of Don Robinson, 10329 East Weaver Place. Don Robinson called the meeting to order at 6:36 p.m. Board members present were: Don Robinson, President; Jayne Cordes, Vice President and Anita Turner Steele, Secretary/Treasurer. Jeffrey Kutzler and Shannon Torgerson represented Professional Management Associates, Inc. (PMA).

Jayne moved to approve the minutes of the May 17, 2004, Board meeting. Anita seconded. The motion was approved unanimously.

LANDSCAPER'S REPORT:

Don indicated there is still a need to replace several trees within the greenbelt areas that were removed due to the Blizzard of 2003. Don volunteered to check with several plant nurseries in the area to see what is available and the cost. Don indicated that the old greenbelt trashcans were removed and picked up by Keesen for disposal and the new trashcans will arrive within the next month.

HOMEOWNER'S INPUT: none

Anita moved to accept the May 2004 financial statements. Jayne seconded. The motion was approved unanimously.

COMMITTEE REPORTS:

Architectural Control Committee –

- Hanan Shaban, 6494 South Florence Way, responded via letter to the Board's request that the child's toy be removed from the chimney of the home and that the chimney trim be repainted. Ms. Shaban indicated that the child's toy is a woodpecker deterrent and that she is willing to remove the toy and repaint the trim as soon as the exterminator has removed the problem. The Board directed PMA to respond to Ms. Shaban's letter by indicating their thanks for her response and that all repairs be made to the home by July 31, 2004. The Board also indicated that Ms. Shaban should be notified that her concerns with the traffic is a problem that must be handled through the proper channels at Arapahoe County and that the Association has done as much negotiating with Arapahoe County officials as they have the authority to do.
- Irv Zwick, 10128 East Weaver Place, responded via letter to the Board's request that the trim on his home be painted. Mr. Zwick indicated that the trim on the home is supposed to be weathered in appearance and is also not meant to be painted. The Board directed PMA to respond to Mr. Zwick's letter by indicating that any and all changes to the exterior of the home must be approved by the Architectural Control Committee prior to the changes being made. The Board also noted that should the color or appearance of the trim on the home be changed, that the change must be approved by the ACC. The Board directed PMA not to respond to Mr. Zwick's allegation of unfairly targeting rental properties in the Association.
- Rivka Grinberg, 6352 South Florence Way, responded via letter to the Board's request to paint her home. Ms. Grinberg indicates that she is willing to paint the home as requested, but needs an extension of time in which to complete the project in. The Board directed PMA to respond to Ms. Grinberg's letter by indicating that the Board will research her situation and the requests made of her, and will respond after the July 19, 2004 Board meeting.
- Babette Morrow, 10477 East Weaver Circle, responded via letter to the Board's request that the driveway of the home be replaced. The Board directed PMA to respond to Ms. Morrow's letter by indicating that her request for an extension of time has been granted through October 31, 2004.

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
JUNE 21, 2004
PAGE TWO

Architectural Control Committee continued --

The Board directed PMA to provide possible dates for a July walkthrough during the week of July 12, 2004. Anita indicated that she would be unavailable prior to 10:00 am on or after Wednesday, July 15, 2004 and would email the other Board members with her available times and dates.

OLD BUSINESS

Community Website Development Update – Don indicated that the website is up and running and that magnets for each homeowner would be arriving before July 1, 2004. Don indicated that a flyer for the website and the garage sale will be mailed out with the magnets to all homeowners prior to the week of July 19, 2004. Don indicated that the minutes from the January through May meeting have been posted to the site along with a community calendar and community links. Don indicated that he has been contacted by a local vendor who would like to advertise her business on the website. The Board discussed the possibility and decided that, as long as it is not a popup advertisement and just a link to her own website, that they would be willing to have some advertisements on the site under a “Business Links” tab on the homepage at the cost of \$5.00 per month. Don indicated he would contact DecaTech to determine if the advertisers logo or picture could be incorporated into the web page to allow for better recognition. Don asked Jayne and Anita to look at the site and provide feedback at their earliest convenience. Jayne inquired about the real estate link that she requested be put on the site. Don indicated that the link to “Realtor.com” is on the site.

Community Garage Sale – The Board indicated that a flyer would be distributed to all homeowners with the website address and with all necessary information regarding the date and times. The agreed upon date is July 24th, 8AM to 3PM. The association will provide signage for the event.

Community Clean-up and Pitch-out Day – The Board directed PMA to take this project off of the agenda for future meetings, as it looks like a missed opportunity at this time. The Board decided to further research the idea of having a Community Clean-up and Pitch-out Day before spring arrives, as this is the time that the residents of Cherry Creek Farms would benefit the most from it.

NEW BUSINESS:

Proposed 2004-2005 Budget – The Board discussed the preliminary 2004-2005 budget. Don moved to table the item until the July 19, 2004 Board meeting. Jayne seconded. The motion was approved unanimously.

Delinquency Policy Update – Don indicated that he had spoken with the Association’s legal counsel regarding the collection policy and it was agreed that the term “payment” should be changed to “Month(s)” to better reflect a business attitude toward delinquent accounts within the Association. Jayne moved to change the word “payment” to the word “Month(s)” to be effective July 1, 2004 subject to the Association’s legal counsel’s review. Anita seconded. The motion was approved unanimously. The Board directed PMA to make the requested changes and to email it to all Board members for review. The Board also directed PMA to send a copy of the revised document to the Association’s legal counsel for review and comment.

ACC Fine Schedule/Process Discussion – The Board directed PMA to take this item off the agenda as the current policy is sound and in line with what the community needs.

CHERRY CREEK FARM HOMEOWNER ASSOCIATION
BOARD MEETING MINUTES
JUNE 21, 2004
PAGE THREE

Other New Business – The Board indicated that they would be looking into the possible location and cost of placing several park benches in the green belt areas and would like this to be discussed further at the July 19, 2004 meeting.

Next Meeting – Monday, July 19, 2004 at the home of Don Robinson, 10329 E. Weaver Place at 6:30 p.m. Anita indicated she would not be available to attend the July meeting.

There being no further general business, Don moved to adjourn the meeting into executive session at 7:40 p.m. Anita seconded. The motion was approved unanimously.

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION
JUNE 21, 2004
EXECUTIVE SEESION MINUTES

Jayne moved to approve the following items as discussed. Anita seconded. The motion was approved unanimously.

The late fee on account 06326 for the 3rd Quarter dues is to be removed from the account on a one-time only basis.