

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
JULY 18, 2005

The Board meeting of the Cherry Creek Homeowners Association was held on July 18, 2005 at the home of Don Robinson. Jodi Macht, Secretary/Treasurer, called the meeting to order at 6:32 p.m. Board members present were: Babette Morrow, Vice President; and Jodi Macht, Secretary/Treasurer. Board member absent: Don Robinson, President. Beth Stevers represented Professional Management Associates, Inc. (PMA). Homeowners present were: Linda Love, Susan Bicknell, and Deb and Phil Strand.

APPROVAL OF MINUTES: Jodi moved to approve the minutes from the June 15, 2005 Board Meeting. Babette seconded. The motion was approved unanimously.

HOMEOWNERS INPUT: None.

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

ARCHITECTURAL CONTROL COMMITTEE REPORT:

10083 E. Weaver Avenue - Jodi moved to approve the request to replace the roof of the home using Malarkey laminate shingles, class 4 impact resistant 50 year warranty shingles, repaint the house using Pergola as the base and Aspen White for the trim. The garage and front door will remain the same and the deck will be stained the same color as the house. Babette seconded. The motion was approved unanimously.

Linda provided the Board with roofing brochures and examples of companies that could be used in the stricter roofing guidelines the Board will be putting in place. There was also a checklist provided for the website to help homeowners in knowing what to look for when replacing the roofs of their homes.

OLD BUSINESS:

WEST GREENBELT DRAINAGE AREA – Babette met with the Arapahoe County Drainage Engineer regarding placement of the proposed fence. Also, the Upper Goldsmith Gulch improvements final design has been submitted to the County for review. Babette pointed out a few areas in the greenbelt needing work and the County Engineer stated that those should be done within a week.

ADDITIONAL SIGNAGE FOR ENTRANCE – PMA noted that per Don "Covenant Community" signs have been ordered and should be ready within a couple of weeks. The cost will be approximately \$400.00.

ADDITIONAL GREENBELT LANDSCAPING - The Board discussed the proposals received to remove the existing asphalt basketball court and replace with landscaping. Due to the high cost to do this, it was decided to take no action at this time.

WEBSITE CHANGES – No report.

2006 PROPOSED BUDGET - Jodi moved to approve the 2006 budget as provided by PMA with a deduction of \$868.00 from other landscaping. Babette seconded. The motion was approved unanimously.

RESERVE STUDY PROPOSAL - Jodi reported that the final reserve study should be ready to present at the August Board meeting.

GREENBELT FENCE PROJECT - Tabled action pending further proposals. The Board and homeowners discussed other alternatives to putting up the fence including additional lighting and cameras instead. There is concern regarding the liability if the fence is installed.

SIDEWALK REPAIR AT 6358 S EMPORIA CIRCLE - The Board directed PMA to obtain additional bids to have the sidewalk replaced. Susan volunteered to paint the existing graffiti on the sidewalk and in the future if additional vandalism occurs once the sidewalk is replaced.

AUDIT/REVIEW PROPOSAL - Tabled.

TRAFFIC CONCERNS ON S. EMPORIA CIRCLE - The Board directed PMA invite the school, the sheriff's office, and the county traffic engineer to the August meeting. The August meeting should occur prior to Back to School Night for the school so that information can be provided to parents of the students.

OLD BUSINESS CONT'D

DISCUSSION ON MOVING THE MEETING DATE - Jodi moved to move the meeting date from the third Monday of each month to the first Monday of each month. Babette seconded. The motion was approved unanimously.

ARCHITECTURAL REVIEW COMMITTEE - The Board discussed implementing a 5 member Architectural Review Committee. The Board directed PMA to draft a flyer requesting volunteers to go out with the next quarterly billing statements. The Board also discussed the complaint received by a property owner on Emporia Circle and what steps have been taken or need to be taken with possible violators.

INFORMATION ON THE SUBDIVISION – Babette went to the county to research available information on the subdivision. One item that we don't have information on is the ownership and maintenance (as well as height and materials) of the perimeter fences and the fences bordering the greenbelt areas. Beth stated that the previous management company did not pass on any records on to PMA. Jodi requested that PMA research if there is a law requiring management companies to keep records for a certain period of time, and if so the previous management company should be contacted and held responsible for any cost incurred in reproducing the records.

LANDSCAPING COMPANY – The Board discussed the current contract with Keesen and asked that PMA recommend other landscaping companies when Keesen's contract expires.

NEW BUSINESS:

None.

Babette moved to adjourn the meeting into executive session at 8:02 p.m. Jodi seconded. The motion was approved unanimously.

DELINQUENCY DISCUSSION:

The Board reviewed and discussed follow up on delinquent accounts.

The Board approved sending the mentioned accounts to the attorney.

There being no further business, the meeting was adjourned at 8:09 p.m.