

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
AUGUST 16, 2004

The Board meeting of the Cherry Creek Homeowners Association was held on August 16, 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. Shannon Torgerson represented Professional Management Associates, Inc. (PMA). Homeowners present: Cullen Gravit, Ruth Sherman, Karyl Petit, Andrew (Jud) Mills and Curtis Moore.

Jayne moved to approve the minutes of the July 19, 2004, Board meeting. Don seconded. The motion was approved unanimously.

**LANDSCAPER'S REPORT:**

Don indicated that the benches have arrived and that Keesen has submitted a proposal to pour the concrete pad and anchor the benches at a cost not to exceed \$600 for materials and labor. Don indicated that the trashcans were shipped this morning and that they should be arriving within the next week. Everything in the greenbelts is ready for the installation. Keesen cleaned out the drainage pan in the east greenbelt this morning. Don will check to ensure that the work done was done to the Board's satisfaction. The Board directed PMA to add xeriscaping and trees to the agenda for the September 20 Board meeting. The Board denied Keesen's proposal to design and install Christmas lights within the community with the note that there are very few areas within the community greenbelts that would be appropriate for the installation.

**HOMEOWNER'S INPUT:**

- Ruth Sherman, 10034 East Weaver Avenue, asked the Board to take action against the home located at 10023 East Weaver Avenue due to the constant storage of construction or landscaping materials in front of the home by the homeowner. Ms. Sherman indicated that this is the eyesore of the neighborhood and that she, along with many homeowners in the area, are sick of seeing the materials in his yard and on the street in front of the home. The Board indicated that they have requested that he submit plans for any exterior changes that he is making to both front and rear yards. The Board also indicated that a violation letter was sent out to the homeowner on August 11, 2004 requesting that the materials be removed from the front of the home by mid-August. Don indicated that the home will be checked and that Arapahoe County may need to be involved.
- Curtis Moore, 6393 South Emporia Circle, introduced himself and indicated to the Board that he would like to become more involved in the community and to bring some kind of representation to the Emporia Circle side of the Association. He indicated his thanks to the current Board and explained that he realizes it is a "thankless" job that keeps the values of the homes and of the area up. Mr. Moore inquired what kind of projects are on the agenda for the Emporia Circle park. The Board indicated that while they have spent some time this year cleaning out dead trees and debris from the park, and re-landscaping it is not a consideration at this time. It will be on the agenda for the spring/summer of 2005. Mr. Moore provided his contact information to PMA for future use.

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

**COMMITTEE REPORTS:**

Architectural Control Committee –

Karyl Petit, 6388 South Emporia Circle, requested clarification from the Board regarding the violation letters sent to her regarding the stairs at the front of her home. The Board indicated that there is a large crack between the first and second stairs of the walkway leading to the entry decking and that this could

Architectural Control Committee Continued:

- lead to a hazard for her as the homeowner and is unsightly to the neighborhood. Ms. Petit indicated that the cracking and upheaval is due to a tree root from a Russian Olive that has been taken out and is still causing problems. Ms. Petit also indicated that she is planning on re-configuring the entire front yard area within the next 2 years. The Board indicated that they would like to see plans for the front yard in a draft form within the next 60 to 90 days in order to allow her more time to complete the requested work. Jayne moved to give an extension of time to Ms. Petit in which to draft landscaping plans for the front yard. Anita seconded. The motion was approved unanimously.
- Cullen Gravit, 6342 South Florence Way, requested clarification from the Board regarding the violation letters sent to her regarding the condition of her driveway. The Board indicated to Ms. Gravit that they would research the situation as she states that there is one crack in her driveway that is small and unnoticeable and would write her a letter as to what she needs to do to rectify the problem.
  - Bruce Leonard Morgenstern, 6341 South Florence Way, responded to the follow up walkthrough letter sent to him on July 21, 2004 and requested an unspecified extension of time in which to complete repairs to the driveway of the home. The Board granted an extension of time through February 28, 2005 in which to complete the repairs.
  - Lori Eddlemon, 6391 South Emporia Circle, responded to the follow up walkthrough letter sent on July 21, 2004 and has indicated that she has plans to paint the home in the Spring of 2005. The Board granted an extension of time in which to paint the home through May 31, 2005.
  - LaDonna Wells, 6371 South Emporia Circle, responded to the follow up walkthrough letter sent on July 21, 2004 and has indicated that her home has been repainted as requested by the Board. The Board directed PMA to send a thank you letter Ms. Wells for painting her home.
  - F.R. Petty, 6378 South Emporia Circle, responded to the follow up walkthrough letter sent on July 21, 2004 and has indicated that repairs to the greenbelt fence have been made as requested by the Board. The Board directed PMA to send a thank you letter to Mr. Petty for making the requested repairs.
  - Greag Macht, 10467 East Weaver Circle, responded to the follow up walkthrough letter sent on July 21, 2004 and has indicated that the camper shell has been removed from the side of the home and that there never was any debris. The Board directed PMA to send a thank you letter to Mr. Macht for removing the camper shell from the side of the home as requested.
  - Susan Vogel, 6373 South Emporia Circle, responded to the follow up walkthrough letter sent on July 21, 2004 and has indicated that the front stairs of her home were mud jacked on July 13, 2004. The Board directed PMA to send a thank you letter to Ms. Vogel for making the requested repairs to her home.
  - Andrew (Jud) Mills Jr., 6342 South Emporia Circle, responded to the follow up walkthrough letter sent on July 21, 2004 and has requested approval to install a tiled surfaced in the place of pouring a new driveway. Mr. Mills provided samples of the tile he has chosen and indicated that the tile would be laid in a basket weave pattern in each section of the current driveway. The Board granted Mr. Mills requested and indicated they look forward to seeing the completed project.
  - Joseph Ng, 10422 East Weaver Circle, requested approval to install cable TV wiring through the north exterior wall of his home on the second floor. The Board approved Mr. Ng's request with the stipulation that the wire be painted the field color of the home when installed.
  - Steven Leatherman, 6323 South Emporia Circle, requested approval to paint his home in submitted colors. The Board indicated they would take a look at the home and would respond to PMA via email with an approval or denial.
  - Jack and Leslie Jagoda, 10063 East Weaver Avenue, requested approval to install white vinyl replacement windows in their home. The request also sought approval to install a bay window in

**COMMITTEE REPORTS Continued**

Architectural Control Committee Continued:

- the front of the home that will be even with the soffit. The Board approved the request as submitted.
- o Jayne Cordes, 10412 East Weaver Circle, requested approval to build a bird mew in the back of her home. The Board indicated to Ms. Cordes that they would like to see plans for the project prior to approval being granted.

**OLD BUSINESS**

Proposed 2004-2005 Budget – The Board directed PMA to check all income figures and to format the proposed budget to match the monthly breakdown worksheet and to email the final revision of the budget when completed. Jayne moved to table further discussion of the 2004-2005 Budget until the Board can review the final revision and approve or deny it via email.

Other Old Business –The Board directed PMA to add sprinkler system rain gauges to the agenda in the spring of 2005.

**NEW BUSINESS:**

Lighting Reminders – The Board indicated they would be discussing the wording for a postcard that will remind all homeowners to ensure the post light in front of the home is in proper working order and would forward the information to PMA by the end of the week.

Other New Business – The Board directed PMA to forward the names and address of licensed arborists to Don. Don volunteered to obtain proposals from the companies provided by PMA.

Jayne asked Anita to schedule the media center at High Plains for the third Monday of every month and to schedule Tuesday, October 19, 2004 in the cafeteria for the Annual Meeting of the Association.

Next Meeting – Monday, September 20, 2004, at High Plains Elementary School at the Media Center at 6:30 p.m.

There being no further general business, Don moved to adjourn the meeting at 7:45 p.m. Jayne seconded. The motion was approved unanimously.

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION MINUTES  
AUGUST 16, 2004

The Board directed PMA to update the delinquency codes on the open aged receivables.

The Board directed PMA to get an update from Rich Johnston regarding the Meyer's case. The Board also notes that the documents approved by the judge may not be available in whole due to the change in Management Company.

Don volunteered to contact Rich Johnston regarding the Mossovot file and to indicated that, at this time, the Association is not interested in buying any of the homes that may be up for sale.

The Board directed PMA to send Pompili asking that a \$50.00 payment be made every month until the account is brought current. If no payment is received by August 31, 2004, PMA is to forward the file to the Association's legal counsel to begin the lien process.