

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION, INC.  
BOARD MEETING MINUTES  
AUGUST 8, 2005

The Board meeting of the Cherry Creek Homeowners Association was held on August 8, 2005 at the home of Don Robinson. Jodi Macht, Secretary/Treasurer, called the meeting to order at 6:34 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: Thomas Myers, Courtney Ford, Mike Simon, Lori Eddlemon, Patty White, Robert Meek, Laura Bicknell, Marcia Balderson, Fred & Karen Gowdy, Pam Sizemore-Williams, Karyl & Jean Petit, Curtis & Lisa Moore, Mary Ann & Max Steiner, Darcy Kramlich, Eric Larson, and Jon & Tracy Alvarez. Guests Present were: Donna Fitzgerald, Principal of Cherry Creek Academy, and Kevin Heaton with the Arapahoe County Sheriff's Department.

**GUEST AND HOMEOWNER INPUT:** The Board and homeowners discussed with Donna and Kevin possible solutions to the traffic problems on Emporia Circle and Caley. Babette noted that there is a Use by Special Review that was done at the time the school was built that should be followed. After much discussion, Kevin requested that the Board and homeowner's give him a few days to research all aspects surrounding this problem and report back.

Curtis Moore requested a meeting with the traffic division to discuss the same issues with them.

The Board requested feedback from the homeowner's regarding putting up the perimeter fence along the south greenbelt. Homeowners relayed their ongoing concern with the amount of people using the greenbelt from other Association's.

The Board requested people start thinking about volunteering for an Architectural Control Committee and the Board at the annual meeting. Several homeowners volunteered to start a Beautification Committee as part of the ACC to start working on the appearance of the Community.

**APPROVAL OF MINUTES:** Jodi moved to approve the minutes from the July 18, 2005 Board Meeting. Babette seconded. The motion was approved unanimously.

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

**ARCHITECTURAL CONTROL COMMITTEE REPORT:**

6388 S. Emporia Circle - Jodi moved to approve the request to replace the roof of the home using CertainTeed presidential TL shingles with a lifetime-limited warranty in Autumn Blend. Babette seconded. The motion was approved unanimously.

10428 E. Weaver Circle – Jodi moved to approve the request to repaint the home using Travatan for the field and white for the trim. Babette seconded. The motion was approved unanimously.

**OLD BUSINESS:**

WEST GREENBELT DRAINAGE AREA – No report.

ADDITIONAL GREENBELT LANDSCAPING – No report.

WEBSITE CHANGES – No report.

RESERVE STUDY PROPOSAL – Tabled.

GREENBELT FENCE PROJECT - Tabled action pending further proposals.

ARCHITECTURAL REVIEW COMMITTEE - The Board continued to discuss implementing a 5 member Architectural Review Committee.

The Board also discussed changing the violation procedure. The Board directed PMA is to only send courtesy letters out for violations pertaining to long-term projects.

The Board discussed changing the allowed timeframe to have violations cured. The Board indicated that some violations should require less time than others. PMA advised the Board to consider obtaining legal advice before making this change. The Board directed PMA to obtain a legal opinion as to whether multiple time frames can be established based on the type of violation.

The Board directed PMA to email the violation list weekly so that the Board can track when additional letters need to be sent.

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OTHER OLD BUSINESS – The Board directed PMA to solicit proposals to have an additional light post installed on the south side of the east greenbelt.  
The Board directed PMA to purchase three signs to be placed at the entrances of the Association to inform homeowner's of when the Board meetings are held.  
The Board directed PMA continue to solicit sidewalk replacement bids. The Board directed PMA to have additional bids by the September meeting.

**NEW BUSINESS:**

SNOW REMOVAL PROPOSAL – The Board directed PMA to solicit snow removal proposals to include having snow removal completed on the south side of Caley. The Board tabled further action until all proposals have been received.

Babette moved to adjourn the meeting into executive session at 8:35 p.m. Jodi seconded. The motion was approved unanimously.

**DELINQUENCY DISCUSSION:**

The Board reviewed and discussed follow up on delinquent accounts.

There being no further business, the meeting was adjourned at 8:40 p.m.