

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
SEPTEMBER 6, 2005

The Board meeting of the Cherry Creek Homeowners Association was held on September 6, 2005 at High Plains Elementary School. Don Robinson, President, called the meeting to order at 6:40 p.m. Board members present were: Don Robinson, President, and Babette Morrow, Vice President. Board member absent: Jodi Macht, Secretary/Treasurer. Beth Stevers and Jeffrey Kutzer represented Professional Management Associates, Inc. (PMA). Homeowners present were: Lori Eddlemon, Raul Armendariz, and John and Deandre Bauer.

APPROVAL OF MINUTES: Babette noted the following changes to the August minutes. The beatification committee volunteers were actually part of the ACC, the violation procedure is to send courtesy letters only when pertaining long-term projects, snow removal is to be done only on the south side of Caley by the retaining wall, and include the discussion regarding the process of receiving proposals for sidewalk repair. Babette moved to approve the minutes from the August 8, 2005 Board Meeting with the changes discussed. Don seconded. The motion was approved unanimously.

GUEST AND HOMEOWNER INPUT: John and Deandre Bauer, 6364 S. Emporia Circle, requested clarification as to what needs to be done to the rear fence that was noted during the walkthrough. John indicated that the railroad ties are leaning and pushing out of the fence and installing a new fence would require an extension of time for cost reasons. They also inquired about the letter regarding the dead tree in the yard. John noted that it is probably the Aspen tree and it is not dead. It does have some dead branches though. John will be receiving proposals to have the tree trimmed.

Lori indicated that parking at Emporia Circle has improved however, now there is more congestion at Caley and Florence. The peak times appear to be between 7:45 am to 8:35 am and 2:30 pm to 3:15 pm. The County traffic engineer was present at the first day of school and agreed with homeowners that something does need to be done. The Board directed PMA to follow up with the County Engineering Department and the Sheriff's Office and to invite a representative to the October Annual Meeting.

The Board answered snow removal questions indicating that they are looking into having snow removal performed on the south side of Caley although it is the homeowner's responsibility to remove snow from these walks.

Lori indicated that her neighbors sent a letter to 6345 S. Emporia Circle regarding an industrial light that is located in the backyard that is constantly on at night and creating a nuisance for neighbors. The Board directed Lori to call the County zoning.

Lori inquired about the status of replacing the wood chips in the Emporia Circle park. The Board indicated that metal edging does not appear to be an option. The Board requested that Lori and her neighbor's research the best option and submit their report to PMA to be forwarded to the Board.

Raul Armendariz, 6345 S. Florence Way, indicated that he is waiting to replace his driveway until the County repairs the sidewalk in front of his house. The driveway will hopefully be addressed next year.

FINANCIAL REVIEW: Don indicated that the budget % formulas in the monthly expense breakdown are not accurate. The Board directed PMA to fix the formulas for next month's meeting. Don moved to accept the August financial statements. Babette seconded. The motion was approved unanimously.

The Board directed PMA to contact 1st United, Commerce Bank, and Citadel to inquire about HOA operating accounts.

ARCHITECTURAL CONTROL COMMITTEE REPORT:

6384 S. Emporia Circle – The Board directed PMA to clarify the dimensions of the satellite dish with the homeowner and to email the address to Don for Don to look at the home.

Babette noted that she will send the roofing standards to Don to post on the website. The Board indicated they would also like to have painting standards put in place as well.

OLD BUSINESS:

WEST GREENBELT DRAINAGE AREA – No report as the Board is waiting for the County to determine when and what work will be done.

ADDITIONAL GREENBELT LANDSCAPING – The Board indicated that additional rocks may need to be placed at the west greenbelt drainage area. The Board indicated that it would be better to wait for the County to perform their work on the drainage area first.

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
SEPTEMBER 6, 2005
PAGE TWO

RESERVE STUDY PROPOSAL – The Board indicated that, per the reserve study, the Association is on the right track and no increases in funding are necessary for reserves.

'GREENBELT FENCE PROJECT – Don indicated that a draft petition was given to him for review from a homeowner 3 weeks ago, and he has since returned it with his comments. The Board directed PMA to request an update on the petition for discussion at the Annual Meeting since the petition has not been submitted to date.

LANDSCAPE AND SNOW REMOVAL PROPOSALS – The Board discussed the proposals submitted by Keesen, The Brickman Group, and Ground Service Company. The Board directed PMA to request Keesen to modify their snow contract to read snow removal at 4 inches or greater, snow removal to take place on the south side of Caley from Dayton to Florence, ice melt is to be placed at the bus stop at the north end of the east greenbelt near Caley and Florence, and the contract is to be valid from November 1st to March 31st. Don suggested that we walk the greenbelts in the spring and check coverage of all of the sprinklers.

Don moved to approve the landscape contract from Keesen for the 2006 season. Babette seconded. The motion was approved unanimously.

OTHER OLD BUSINESS – Don indicated that the “Covenant Community” signs are in and that the entrance signs will be repainted along with these new signs. The colors will be Benjamin Moore colors, HC93 for the lettering, HC123 for the background color, and HC124 for the border.

Babette indicated that she requested a proposal from Costwise to have the sidewalk replaced on Emporia Circle.

PMA indicated that Xcel would like to meet with a Board member on site to discuss the location of the light post. The Board indicated that it is to be located at the northwest or southwest corner of the sidewalk intersection at the south end of the west greenbelt- near the trash receptacle

The Board discussed the damage that Acme did to the greenbelt sod when they did the repairs to the lights. They requested that PMA hold the check and get an estimate for repairs to the grass. Don questioned the validity of their bill and that it appears that they did not do the work that was on their bill. Jeff stated that he would talk with Acme about these issues.

Babette inquired about when the southern part of the perimeter fence along Dayton will be painted. Don indicated that he will look at it.

Babette indicated that the violation letters that were sent to homeowners from the walkthrough do not have dates for completion on them. The Board discussed changing the Rules and the letter to indicate a timeframe of 30 days to cure the violation or request a hearing in writing. Jeff said that he would look at what other associations do. The Board directed PMA to put this on the agenda for discussion at the October meeting.

6306 S. Emporia Circle still has dead trees in the front yard. The Board directed PMA to send an additional letter as a reminder with the name of a contactor who can do the work as recommended by Lori Eddlemon.

10448 E. Weaver Circle – The violation for the leaning fence was not cured prior to this property being sold. PMA indicated that a letter has gone out to the new owner indicating that the violation must be resolved. The Board requested that PMA sent out a new letter with the correct picture on it.

10305 E. Weaver Circle – The side fence of this property is leaning and in need of repair. The Board indicated that this is the property that the picture emailed to PMA matches.

10121 E. Caley Avenue – The Board indicated that this property still has dead trees in the front yard.

10063 E. Weaver Avenue – The Board indicated that this property still has a dead tree in the front yard.

The Board indicated that it would like 30-day reminders on all violation letters (from the date of the violation letter) so that the ACC and the Board can confirm whether or not the violation has been resolved. The BOD and the ACC will be responsible for all follow up verifications. The Board also directed PMA to email the violation list monthly.

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
SEPTEMBER 6, 2005
PAGE THREE

The Board discussed a date for a follow-up walkthrough, noting it needs to be done in September. Babette will talk to Jodi and send an email with dates that are available.

NEW BUSINESS: Babette indicated that she contacted the County regarding the rebar that is on the median at Caley and Havana. The Board discussed adding bark chips in this area in the fall. There also appears to possibly be a water leak as the ground is very saturated. The Board directed PMA to contact Keesen to check for a water leak.

Don moved to adjourn the meeting into executive session at 8:40 p.m. Babette seconded. The motion was approved unanimously.

DELINQUENCY DISCUSSION:

The Board reviewed and discussed follow up on delinquent accounts.

The Board directed PMA to send a counter offer to the noted HO account requesting \$200.00 per month in addition to quarterly dues.

The Board directed PMA to deny the request for a waiver of the late fee on the noted account, as the postmark on the envelope is the 20th of the month.

There being no further business, the meeting was adjourned at 8:42 p.m.