

CHERRY CREEK FARM HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
JULY 19, 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; and Jayne Cordes, Vice President. Member absent: Anita Turner-Steele, Secretary/Treasurer. Jeffrey Kutzer and Shannon Torgerson represented Professional Management Associates, Inc. (PMA).

Jayne moved to approve the minutes of the June 21, 2004, Board meeting. Don seconded. The motion was approved unanimously.

LANDSCAPER'S REPORT:

The Board indicated that it is researching where trees will be placed in the greenbelts.

HOMEOWNER'S INPUT: none

Jayne moved to accept the June 2004 financial statements. Don seconded. The motion was approved unanimously.

COMMITTEE REPORTS:

Architectural Control Committee –

- Tom Cosgrove, 10488 East Weaver Place, responded via letter to the Board's request that the lamp post in front of the home be repaired and asked for either an extension of time in which to have the lamppost repaired or to remove the lamppost from the front of the home. The Board directed PMA to respond to Mr. Cosgrove's letter by indicating that an extension of time will be granted through July 31, 2004.
- Charles Littleton, 6318 South Emporia Circle, responded via letter to the Board's request that the home be painted and the driveway be replaced and asked for an extension of time in which to complete the work. The Board directed PMA to respond to Mr. Littleton's letter by indicating that an extension of time will be granted through July 31, 2004.
- Tim and Reynee Nuetzel, 10306 East Weaver Circle, responded via letter to the Board's request that their home be painted by June 30, 2004. The Nuetzel's indicated that they have received approval from the ACC for the color scheme of the home and that painting will not be completed until July 16, 2004. The Board directed PMA to respond to the Nuetzel's request for an extension of time by indicating that an extension of time will be granted through July 31, 2004.
- Patrick and Jennifer Ballard, 6335 South Florence Way, responded via letter to the Board's request to remove the dead aspen tree from the front of their home and asked for an extension of time in which to complete the work. The Board directed PMA to respond to the Ballard's letter by indicating that an extension of time will be granted through July 31, 2004. The Board also directed PMA to thank the Ballard's for their cooperation regarding the removal of the tree from their yard.
- Rivka Grinberg, 6352 South Florence Way, responded via letter to the Board's request to paint her home. The Board directed PMA to respond to Ms. Grinberg's letter by indicating that an extension of time in which to complete the painting of her home has been granted through October 31, 2004.

The Board indicated that they would format a sample letter for general landscape maintenance and exterior lighting for PMA to send to a listing of homeowners. These letters are to be gentle reminders that they live in a covenant-controlled neighborhood and they are responsible for the upkeep of their lot.

**OLD BUSINESS**

Proposed 2004-2005 Budget – The Board discussed revisions to the proposed budget. Jayne moved to table further discussion of the 2004-2005 Budget until the August 16, 2004 Board meeting with PMA to provide the Board the proposed budget with the discussed revisions. Don seconded. The motion was approved unanimously.

Community Website Development Update – Don indicated that the website is up and running and that magnets were sent to each homeowner at the beginning of July. Don indicated that Shannon provided another name for a potential business link that would be contacted at the end of July. The Board directed PMA to add “Website Marketing Volunteer” to the agenda for the Annual Meeting held in October. The volunteer would be in charge of updating the community calendar, posting the monthly meeting minutes, and ensuring that the site is working properly.

Other New Business – The Community Garage Sale will be held this Saturday, July 24 from 8 am to 5 pm. Jayne and Anita volunteered to provide signs and/or poster board to make signs to Don.

**NEW BUSINESS:**

Discussion of Park Benches – Don indicated he would be placing an order for 3 park benches within the next week and that no payment is required until the benches have been installed. Two benches will be placed in the west greenbelt, one in the east greenbelt and will be set into concrete to ensure they will not be stolen or vandalized. These should be in place by the time school starts in mid-August. The cost will be roughly \$2,000.00 for materials and installation. The matching trashcans should arrive and be installed no later than August 1, 2004.

Other New Business – The Board indicated that they have been contacted by Arapahoe County regarding a watershed study that will include the west greenbelt. The Board also indicated that road work began on Dayton this morning.

Don volunteered to obtain proposals for the placement of small stones along the west green belt drainage path as well as the cost for the stones.

Don stated a Board member will volunteer to reserve the meeting space at High Plains Elementary School for the meetings to be held September 2004 through May 2005.

Jeffrey asked for approval from the Board to appoint Shannon as the Community Manager for Cherry Creek Farm. Jayne moved to accept Shannon’s appointment as the Community Manager. Don seconded. The motion was approved unanimously.

Next Meeting – Monday, August 16, 2004 at the home of Don Robinson, 10329 E. Weaver Place at 6:30 p.m.

There being no further general business, Don moved to adjourn the meeting at 7:31 p.m. Jayne seconded. The motion was approved unanimously.