

Cherry Park Owner's Association  
Meeting  
January 20, 2011

I. Meeting called to order at 7:08 p.m.

Board Members Present:

Kyle Erickson, President  
Randy Earnest, Vice President  
Paul Urtz, Treasurer  
Nathan Dowell, Secretary

II. Reports

Landscape Committee - Mr. Lopez

- Presented spreadsheet outlining 3 bids (Hyperion, Greener, DAV), with respective bids being \$4,800.00, \$7,500.00, and \$13,200.00;
- Mr. Lopez contacted 3 Hyperion references and they were all positive (one was Lone Tree homeowner's association);
- Recommendation that we move away from DAV;
- Edging - contacted Trex distributor who would ship out edging; contacted DAV about the same thing and their bid was twice the amount. Impetus behind looking for alternate bids (from DAV);
- Tree pruning - all walked through the neighborhood with Mr. Lopez and Hyperion an DAV were comparable, but recommendation may be to look for tree pruning specialist as opposed to any of these 3;
- For all bids/contractors we need to make sure that Cherry Park Owner's Association is listed as "additional insured" on their policy;
- Kyle & Mr. Lopez to meet on bids for repair or replacement of common area fence (Mike @ G.I.D.). We have bid only the Holly portion (8'), which will be/has been approved (less than 20%); need to get working on this;
- Mr. Lopez contacted City of Centennial about some areas on sidewalk that needed to be repaired; City of Centennial came out promptly and took care of it;
- Lights - Kyle - Believe that we may need to consider getting a different lighting system; especially on Arapahoe side because it gets broken at least

every other year because that is the egress for city vehicles. Bruce Scott handling the landscaping around the sign;

- Landscaping around the sign - need to look into this; we had a plan drawn up (and paid for) at some point in the past; may want to revisit this;
- Signs - Paint on signs needs to be redone.
- Xcel - reimbursement - Paul raises issue of needing reimbursement for Xcel bills for 2010, and mentioned that we may not have been reimbursed for 2009 either. Kyle will talk about this with GID tomorrow.

Xcel Substation - Melissa B.

- Discussed with Xcel getting our own landscaping bid for landscaping around the substation; Xcel is not going to look at landscaping for quite a while; Melissa and Kyle discussed the possibility of CPOA kicking in additional funds in some fashion to make sure the landscaping blends with our neighborhood - may not be money, but taking responsibility for maintaining landscaping, paying for watering, etc.; want to address the retaining wall if at all possible - is there a way we can get them to put a facade in front of the retaining wall? CPOA to get a bid on desired landscaping and submit to Xcel?

Landscape Committee -

- one participant on committee is willing to come up with a landscape design for this area. CPOA to offer maintenance of newly landscaped area. Committee will come up with landscape design and we will submit this to Xcel as our proposal, plus a fence around the substation to match our fence, plus either a new retaining wall or a facade over the retaining wall. Need to look into seeing if City of Centennial is willing to look at the retaining wall and submit an opinion that the retaining wall is not structurally sound. Discuss retaining wall issue with Keith Gardner (City of Centennial, councilman).
- Plan - obtain landscape design for the area and submit it to Xcel as our proposal (sidewalk to continue down Holly and onto Weaver up to the drive into the substation - both sides of Weaver(?); replace fence around substation to match our fence; also to continue the sidewalk down Holly to the south).
- Email sent out by Xcel advising that one lane of Holly will be closed for a couple months with work on the substation. We will send out the email to the neighborhood and we will put this notice on the website.

#### Paul Urtz - Financial Report

- As of December \$12,240.00; 2010 \$8580 in deposits; \$8,300.00 for dues (some of which were for 2011 dues); \$300 deposited this month; \$400.00 more to be deposited; prepared (and distributed) budget; \$18,346.56 in expenditures (majority is legal fees) + Xcel bills, etc.;
- Should we put list of everyone who has paid their dues on the Cherry Pickins?
- Will also put request for dues in Cherry Pickins (next issue);
- Outside of legal fees there were not a lot of expenditures for the neighborhood.
- Unknown whether advertising fees are being collected for Cherry Pickins. We will have to follow up on this.
- Should we discontinue hard copy and only publish on the website; we will continue with the website.

#### Covenant Violations

- S. Armor - excessive junk on the porch; ongoing problem; not sure what next step will be;
- Bronco mailbox house - landscaping done; but there is stuff being stored on the porch; most of this has been moved;
- Additional letters sent out recently.

III. Approval of Minutes - Motion for approval of Minutes; seconded; all votes in favor; Minutes approved.

IV. Meeting adjourned at 8:50 p.m.