

CHERRY PARK OWNERS ASSOCIATION
ANNUAL MEETING
November 18, 2009
Minutes

I. 8:00 p.m. – Meeting called to Order

Board Members Present:

- Kyle Erickson, President;
- Randy Earnest, Vice President
- Claire Geiger, Treasurer;
- Nathan Dowell, Secretary
- Claire Ross, Board Member

II. Board Member Elections:

- Claire Geiger resigns as Treasurer.
- Paul Urtz nominated to replace Claire Geiger as Treasurer; Board members second and third nomination of Paul Urtz.
- Remaining officers indicate willingness to remain in their respective positions.
- Proxy votes calculated with 44 votes being cast for Claire Ross, who is up for re-election, and 39 votes cast for Paul Urtz as Treasurer.
- Board members vote unanimously to retain Claire Ross as Board Member and elect Paul Urtz as Treasurer;
- Noting that required amount of votes have been cast in order to elect board members, Claire Ross has been re-elected as a board member and Paul Urtz has been elected as Treasurer

III. Board adjourns and reconvenes as new Board

Board Members Present:

- Kyle Erickson, President
- Randy Earnest, Vice President
- Paul Urtz, Treasurer
- Nathan Dowell, Secretary,
- Claire Ross, Board Member

IV. First Order of Business - Authorization:

1. The Board hereby authorizes Paul Urtz, Treasurer-elect, along with Kyle Erickson, President, and Randy Earnest, Vice President, to sign checks on behalf of the Cherry Park Owners Association.

2. All checks issued by the Cherry Park Owners Association shall bear the signature of at least two of the three aforementioned authorized signatory parties.

V. Reports

1. Claire Geiger -
 - 2010 Dues – 28 residents have paid annual dues for the year 2010
 - Meetings for 2010 scheduled for January 26, 2010, at 8:00 p.m. and March 31, 2010, at 7:00 p.m.

Neighbor Questions: Budget – when set (January) and by whom (Board); Concerns with landscaping (mulch at entrance on Arapahoe), trees (trimming), and exposure of sprinkler lines (common areas on Krameria)

2. Covenant Enforcement Issues
 - Ellwood lawsuit – CPOA prevailed on claim; hearing has been held on issue of attorney fees; awaiting attorney fee order; anticipate appeal to follow.

Neighbor Question: Enforcement process.

- Meurer covenant issues – Randy has discussed issues with their proposal for architectural change; progress made; enforcement held in abeyance.
- 6120 Caley – At least 2 letters have now been sent; owner unwilling to address issues raised; contemplate legal action; one final letter to be sent re trash, trailer, fence, basketball hoops, before legal action initiated

Neighbor Question: Whether annual dues should be mandatory for all owners; Expressed desire for more forceful covenant enforcement as this would help increase property values.

- Resident with dead lawn – Randy has spoken to resident and has been assured that lawn will be repaired in the spring; insists lawn has been poisoned.
3. Tree Pruning –
 - Board has received bid for tree pruning at cost of \$225.00 per tree (pruning above 12', which is not included in landscaping contract) if work is completed between December 2009 and March 2010.
 - 27 trees have been identified as in need of trimming;
 - Cost is discounted by 20%
 - Same offer has been extended to neighbors who want tree trimming in winter months.
 - Neighbor, Bob Lopez, has volunteered to walk around neighborhood with landscaper (Dwayne) to verify necessity of trimming.
 - Board Votes and approves tree pruning.

4. Arapahoe Monument Sign – landscaping
 - Landscaper (Dwayne) has contacted landscape architect about landscape surrounding monument sign.
 - Landscape architect will not submit bid until plan is generated.
 - Cost of plan is \$400.00
 - This cost would be borne by General Improvement District fund
 - Board votes and approves cost for generating plan.
5. Arapahoe Monument Sign – lighting
 - Kyle will be getting bid from electrician to deal with light on Arapahoe sign and lights on Holly sign.
6. Snow Removal – greenbelt sidewalks
 - Dwayne has bid on snow removal – He will remove within 24 hours if three or more inches has accumulated
 - Cost - \$300.00 minimum plus \$50.00 per man hour in excess of 5 hours of work
 - Board agrees to seek alternate bids for snow removal.
7. Decorations –
 - Claire Geiger to solicit neighbors to see if anyone is willing to put up holiday decorations around entrance signs.
8. Signage –
 - With Claire Geiger stepping down, storage of signage for neighborhood events (chili cook-off, home tour, etc.) must be obtained.
 - Decision on whether to use storage facility deferred until it is determined whether neighbors (chairs of respective events) are willing to store signage.
9. Fence Inspection – common areas
 - Solicit estimates from various businesses;
 - Maintenance and repair cost borne by G.I.D.
10. Attorney Fee – lawsuit:
 - Attorney fees generated from covenant enforcement lawsuit remain outstanding;
 - Paul to review statements to ensure reasonableness and necessity of fees;
 - Review will depend upon outcome of attorney fee hearing (order pending).
- VI. Minutes
 - Minutes from August 18, 2009 meeting approved.
- VII. Meeting Adjourned at 9:05 p.m.