

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
THURSDAY, AUGUST 18, 2022, at 3:30 pm  
VIA ZOOM**

- I. ESTABLISH A QUORUM-**Glen Schlotterbeck called the meeting to order at 3:33 pm. The following directors were present for quorum:

Glen Schlotterbeck, President  
Ivan Jacobs, Vice President

Jackie Davis, Secretary/Treasurer

**II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**

**Board Announcements-**There were no announcements

**Approval of minutes – July 21, 2022-**On a motion duly made and seconded, the minutes were approved as written.

**Board members disclose any conflicts of interest regarding agenda items-**There were no conflicts to disclose.

**III. SPECIAL GUEST: NONE**

**IV. COMMITTEE REPORTS**

**Design Review Committee-**Nothing to report

**Snow Removal Committee-**Nothing to report.

**Landscape Committee-** Glen reported that the native area has been mowed and they are looking into a method to remove the root system of some of the suckers. The retention pond recently filled up with the recent heavy rains. Glen noted that the new owners of 4823 S. Atchison Court are aware of their duties in relation to the retention pond area, everything will remain status quo. Glen informed that weed control was applied right before the heavy rains and he will follow up with CDI to determine if another application is necessary. Ross Tree is scheduled to come through and prune the deadwood out of some trees. Glen informed that the iron gates in the community will be painted in late September and that the cedar fence, and the split rail fence will also undergo some repairs.

**Irrigation Committee-**Glen reported that there was an issue with the irrigation system and the controllers were not making the uplink to the database. ET Water was able to reconnect them successfully and they are working correctly. There was a valve issue that was repaired, and the irrigation team will start to focus on individual sprinkler heads to address any dry spots. Glen noted that the Association is still within their allotted water usage to remain in the water allocation program with the City of Aurora.

**HOMEOWNER FORUM-** Homeowners discussed the light pole replacement and the flag pole repair.

**V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings-** None scheduled

**Board members review correspondence from the community-**The Board reviewed correspondence from homeowners.

**VI. MANAGER'S REPORT-**The Board reviewed the report submitted by management

**VII. FINANCIAL STATEMENT**

**July 2022-**The financials were unavailable at the time of the meeting, due to a software glitch. They will be emailed to the Board.

**VIII. UNFINISHED BUSINESS**

**Gate installation-**Glen noted that installing a gate between 2 homes would not prevent individuals from sneaking into the community, as they could enter through other areas. It would not provide an increase in security; however, he will speak to the homeowner about installing a gate at the end of Chenango.

**IX. NEW BUSINESS**

**HB1137 policy adoption**-On a motion duly made and seconded, the Covenant Enforcement, Conduct of Meetings, and Collection policy were unanimously adopted.

**Tree pruning proposal**-There are 5 items on the proposal that have been approved. This work will be scheduled in October or as the schedule for Ross Tree permits.

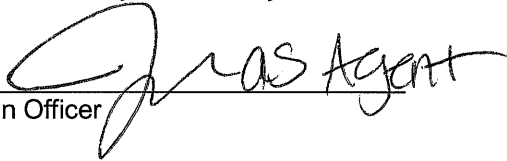
**Schedule next Board meeting date**-Thursday, September 15, 2022, at 3:30pm via Zoom

**ADJOURNMENT**-The Board unanimously agreed to adjourn the meeting at 3:52 pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman

Approved by an Officer

A handwritten signature in black ink, appearing to read "Jennifer Wyman", is written over a horizontal line. The signature is cursive and somewhat stylized.

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION  
VIOLATION HEARING MINUTES  
FRIDAY, AUGUST 19, 2022, at 9:30 am  
VIA ZOOM**

The Board called the hearing to order at 9:30 am. The following neutral parties were present to hear the parties:

Ivan Jacobs, Vice President

Jackie Davis, Secretary/Treasurer

Molly Ryan and Jennifer Wyman of Metro Property Management were in attendance. Molly Ryan chaired the hearing.

Brianna Schaeffer of Wizenberg, Leff, Purvis, and Payne present on behalf of the Association  
Frank Cristiano, counsel for homeowner, 13860 E. Saratoga Dr, was present

There were 11 homeowners present.

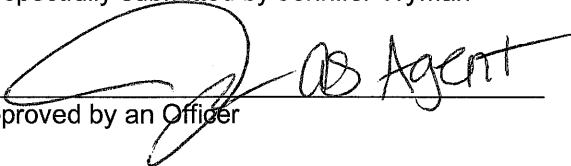
Management explained the homeowner requested the hearing to dispute the imposition of 2 fines for nuisance violations related to numerous incidents of offensive language. Counsel for the homeowner presented objections related to the validity of the HOA's process.

Management explained the process was followed and asked how the homeowner was compliant with the HOA nuisance language. This question was not answered

Counsel for the homeowner was informed that the violation hearing panel would make a decision within 5 days of the hearing and inform him of such.

The hearing was adjourned at 10:15 am

Respectfully submitted by Jennifer Wyman

  
Approved by an Officer