

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**THURSDAY, SEPTEMBER 15, 2022, at 3:30 pm**  
**VIA ZOOM**

- I. ESTABLISH A QUORUM**-Glen Scholterbeck called the meeting to order at 3:34 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 – August 18, 2022 and August 19, 2022 violation hearing minutes**-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**- Jackie reported she and CDI walked the property and identified owners who do not want their trees/shrubs trimmed. Jackie has created a list. Jackie indicated that the shrubs will be trimmed when the temperature is appropriate for such work. There was a tree branch at a home that pinched an irrigation line that has been repaired. Ross Tree will be coming out on 11/4 to remove a dead tree and prune the deadwood from several others. Ross Tree will be working on trimming back the tree that is impeding the pedestrian gate at the southwest corner of the property. They will also be lifting some of the trees that Waste Management hits as they drive through to pick up trash.

**Irrigation Committee**-Glen reported that the tree branch that pinched the irrigation line at a home has been repaired. CDI is going through and repairing everything above ground to address dry spots in yards around the community. Glen reported that all of the backflows are working properly, and the controllers are making their uplinks correctly. Glen reported that the Association is getting close to its budget figure for water for the year and is close to staying on budget. Glen also reported that the Association is at 120% of the recommended water use to remain in the City of Aurora water variance program.

**HOMEOWNER FORUM**- Homeowners discussed a complaint about the condition of a home for sale in the community.

**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-August 2022**-On a motion duly made and seconded, the financials were approved, subject to final audit

**VIII. UNFINISHED BUSINESS**

Glen noted that the cedar fence repair is complete, and the split rail fence repair is pending and will be completed soon as the vendor's schedule allows. Glen noted that some deteriorating rock façade was replaced and that he is attempting to get the entry and pedestrian gates painted, subject to the vendor's schedule.

**IX. NEW BUSINESS**

**Bulk item pickup date and information**-Jennifer informed that the bulk item pickup with Waste Management has been scheduled for October 10. She will email the guidelines for the pickup to all owners.


**Front gate entry system**-Glen reported that he tried numerous times to duplicate the problems reported, however he could not. He will post a sign at the front gate to give residents and guests tips on how to best use the entry system so that it works properly.

**Schedule next Board meeting date**-Thursday, October 20, 2022, at 3:30pm via Zoom

**ADJOURNMENT**-The Board unanimously agreed to adjourn the meeting at 4:16 pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman

  
Approved by an Officer