

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, OCTOBER 20, 2022, at 3:30 pm
VIA ZOOM**

- I. ESTABLISH A QUORUM**-Glen Schlotterbeck 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-Glen noted that there is a tentative date for the annual holiday party, which will be December 8 at Nonna's restaurant.

Approval of minutes – September 15, 2022, 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-Ivan reported that he is still waiting on the snow removal contract from the vendor.

Landscape Committee- Glen reported that the leaf clean up will be the last week of November and that the tree trimming is scheduled for November 14. He mentioned that CDI should be trimming some of the trees that are encroaching the sidewalks and roads up to 12 feet. Jackie reported that she will be walking the property with CDI to assess the shrub trimming.

Irrigation Committee-Glen reported that the system will be shut down by 10/21. He noted that there is a clock that is not getting adequate power. It is an underground issue that will need to be addressed before next season. A new electrical connection to the controller is needed.

HOMEOWNER FORUM- There were 8 homeowners in attendance. One homeowner inquired about the shrub trimming.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- 13860 E. Saratoga Dr-

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 was present on behalf of the Association
Frank Cristiano, counsel for homeowner, 13860 E. Saratoga Dr, was present

There were 8 homeowners in attendance. 3 of the homeowners comprised the impartial hearing panel.

Management explained the homeowner requested the hearing to dispute the imposition of a \$500 fine 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.

Counsel for the HOA explained the process was appropriate for the HOA hearing and the fine complies with HB1137.

Counsel for the homeowner was informed that the violation hearing panel would make a decision on whether the fine will be imposed within 5 days of the hearing and inform him of such.

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

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

VII. FINANCIAL STATEMENT

September 2022-On a motion duly made and seconded, the financials were approved, subject to final audit and the questions posed answered by management.

VIII. UNFINISHED BUSINESS

Glen noted that the tree trimming will be completed by 11/14 and the trimming list may be updated to add new trees that have been identified as needing to be trimmed. Glen noted the irrigation clock that requires a new underground electrical conduit, as well as the irrigation system shut down and the lea clean up. Glen also mentioned that all of the gates will be painted on 11/4.

IX. NEW BUSINESS

2023 budget-The budget was presented without an increase in dues. On a motion duly made and seconded, the Board unanimously approved the 2023 budget. It will be presented to the homeowners at the Annual Meeting.

2023 tree spraying contract-Glen reported that the contract that was sent to management was incorrect and that Environmental Tree should be providing a correction contract in the near future.

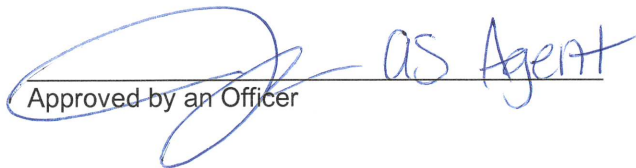
Bylaw Amendment-Board members to fill 3-year term-On a motion duly made and seconded the Board unanimously approved to amend the Bylaws to change the Board member term from 2 years to 3 years. This will be presented at the Annual Meeting for ratification by the homeowners.

Schedule next Board meeting date-ANNUAL MEETING-Thursday, November 17, 2022, at 6:30pm via Zoom

ADJOURNMENT-The Board unanimously agreed to adjourn the meeting at 4:52 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

 AS Agent
Approved by an Officer