

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, NOVEMBER 17, 2022.... FOLLOWING ANNUAL MEETING
VIA ZOOM**

- I. ESTABLISH A QUORUM**-Glen Schlotterbeck called the meeting to order at 6:51 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 – October 20, 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 and the snow removal contractor will assess the snow from the most recent storm to determine the snow removal needs of the community.

Landscape Committee- Jackie reported that the tree and shrub pruning will be completed in the next week, depending on the weather. She also informed that Ross Tree trimmed the trees 12 feet and above. CDI will be completing the fall leaf cleanup in the next week, depending on the weather.

Irrigation Committee-Glen reported that the system has been shut down for the season and that clock #5 is not receiving adequate power. This repair will be done before the start up in Spring. Glen reported that the water expenditures are on budget for the year.

HOMEOWNER FORUM- There were 9 homeowners in attendance. Counsel for one homeowner objected to the Bylaw amendment ratification, the notice provided to the homeowners of the Annual Meeting, and the form of the ballots for the Annual Meeting

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 9 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 \$750 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 directed to the governing documents to commence an ADR process on other complaints.

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.

The hearing adjourned at 7:15 pm

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

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

VII. FINANCIAL STATEMENT

October 2022-On a motion duly made and seconded, the financials were approved, subject to final audit and the correction of one line item.

VIII. UNFINISHED BUSINESS

Glen noted that the remaining tree and shrub pruning, as well as the leaf cleanup will be completed within the next week depending on the weather. Glen noted the power issue with irrigation clock #5 and that the iron gates will be painted in early Spring.

IX. NEW BUSINESS

Board member titles-Tabled until the secret ballot vote is complete.

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

2023 landscape maintenance contract-On a motion duly made and seconded the Board unanimously approved the landscape maintenance contract with CDI, which had a 6% increase from the previous year.

Snow removal contract-ratify-The Board unanimously approved the ratification of the snow removal contract with All Concrete Works.

Tree spraying contract-ratify-The Board unanimously approved the ratification of the tree spraying contract with Environmental Tree Care, which did not include a price increase from the previous year.

2023 management contract-The Board unanimously approved the management contract with Metro Property Management, which did not include a price increase from the previous year.

Schedule next Board meeting date-Thursday, January 19, 2023, at 3:30pm via Zoom

ADJOURNMENT-The Board unanimously agreed to adjourn the meeting at 7:46 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an Officer 