

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
THURSDAY, JANUARY 19, 2023 AT 3:30 PM  
VIA ZOOM**

- I. ESTABLISH A QUORUM**-Glen Scholttterbeck called the meeting to order at 3:32 pm. The following directors were present for quorum:

TBD, President

TBD, Secretary/Treasurer

TBD, Vice President

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

**Board Announcements**-Glen noted that there are several broken branches from recent snow storms that need to be cleared, however he informed that the Board is going to wait until the majority of severe snow storms are finished before all of the branches are cleared. The Board wants to be sure they can complete the job right the first time, without multiple trips from the vendor, which will also save money for the Association if they only have to come out once.

**Approval of minutes – November 17, 2022, and December 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 acknowledged that the first major snowstorm was challenging for the Association, as the vendor did not have enough crew members to remove the amount of snow received. However, he has been working closely with the vendor on recent storms and has noted an improvement in their performance, as they are fully staffed. The committee informed that the vendor will shuffle the order in which they remove snow, so that different streets will be serviced first. The committee informed that there are 11 homes that do not receive an adequate amount of sun to melt the snow efficiently so they receive snow service even if the trigger depths have not been met. The committee informed that they have discussed quality control with the vendor.

**Landscape Committee**- The committee reported that the broken tree limbs will be cleared when the weather improves.

**Irrigation Committee**-Glen reported that clock #5 is not receiving adequate power. This repair will be done before the start up in Spring.

**HOMEOWNER FORUM**- There were 4 homeowners in attendance and snow removal issues were discussed.

**V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings**—none scheduled.

**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**

**November-December 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 the power issue with irrigation clock #5 and that the iron gates will be painted in early Spring.

**IX. NEW BUSINESS**

**Board member titles-**The Board unanimously agreed to the following titles: Ivan Jacobs, President-Jackie Davis, Vice President-Glen Schlotterbeck, Secretary/Treasurer

**Ratification of previous decisions-** On a motion duly made and seconded, the Board unanimously approved the ratification of all previous board decisions.

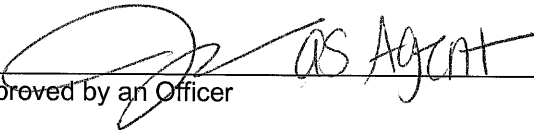
**2022 tax return proposal-**On a motion duly made and seconded the Board unanimously approved the proposal from Lee Public Accounting in the amount of \$300 to complete the 2022 tax returns.

**Schedule next Board meeting date-**Thursday, February 16, 2023, at 3:30pm via Zoom

**ADJOURNMENT-**The Board unanimously agreed to adjourn the meeting at 4:29 pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman

  
Approved by an Officer