

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, APRIL 20, 2023, AT 3:30 PM
VIA ZOOM**

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

Ivan Jacobs, President
Jackie Davis, Vice President

Glen Schlotterbeck, Secretary/Treasurer

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

Board Announcements-There were no announcements.

Approval of minutes – March 16, 2023-On a motion duly made and seconded, the minutes were approved as written.

Board members disclose any conflicts of interest regarding agenda items-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 Davis conducted the Spring walk through with CDI. CDI will be back out to perform an audit of the irrigation system to check for leaks, in which community volunteers will be needed. CDI will perform an additional aeration and clean up. Glen would like to activate each zone to also assess for broken sprinkler heads. He is also going to modify his irrigation map so that he has a working knowledge of all valves, heads, zones, etc. The committee is considering having Pioneer dump a load of Gorilla hair mulch in the community and have CDI distribute where needed. CDI will also assess additional broken limbs that need to be removed from storm damage.

Irrigation Committee-Glen reported that the water usage needs to be reduced by 20%. The committee will work on turning off heads in inconspicuous areas where mulch and rock can be added to help reduce usage. The irrigation system should be pressurized within the next two weeks.

HOMEOWNER FORUM- There were 3 homeowners in attendance. Homeowners discussed monthly account statements, violation letters, mailbox theft, and shrub trimming.

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

March 2023- On a motion duly made and seconded, the financials were approved, subject to final audit.

VIII. UNFINISHED BUSINESS

The Board discussed some asphalt and concrete repairs that need to be made. They also discussed cracking in the stucco wall in various locations.

Ivan noted that he is still working on a mold for the concrete wall caps.

Glen noted that all of the iron gates and fences have been painted.

IX. NEW BUSINESS

Aurora Water-Large Property Water Variance Program- The Board reviewed correspondence from Aurora Water concerning the water variance program.

Trash/recycle day change-The Board discussed that Waste Management has changed their service day from Tuesday to Monday.

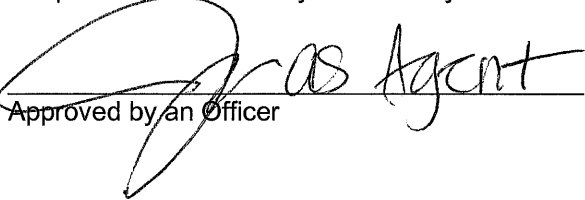
Late fees and interest-The Board discussed reinstating late fees and interest on past due assessments and fines now that the Covid crisis is over. On motion duly made and seconded, the Board unanimously agreed to reinstate late fees and interest on all past due assessment and fines beginning July 1.

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

ADJOURNMENT-The Board unanimously agreed to adjourn the meeting at 4:23 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman


Approved by an Officer