

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY, MAY 16, 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 – April 20, 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-**

**13869 E. Saratoga Dr**-deck replacement-On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

**13800 E. Saratoga Dr**-deck replacement- On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

**4741 S. Atchison Ct**-flagstone patio replacement- On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

**4741 S. Atchison Ct**-artificial turf installation- On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

**4741 S. Atchison Ct**-ornamental fence installation- On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

**4791 S. Atchison Ct**-On a motion duly made and seconded, the Board unanimously approved the landscaping request to remove and replace the dead shrubs in the front yard.

**Snow Removal Committee**-Nothing to report.

**Landscape Committee**- Jackie Davis completed a walk through with CDI to determine some areas that require additional work. The aeration is pending, dependent on the weather. The irrigation system should be running within the next week or so. The committee will work through any issues with the clocks once the system is fully activated.

**Irrigation Committee**-Glen reported that the irrigation system has been on suspension since October. CDI did pressurize the system to check for leaks, however they manually turned on each zone to do this. Glen reported that there was a lateral line break, however the repairs needed were minimal.

**HOMEOWNER FORUM**- There were 3 homeowners in attendance.

**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**

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

**VIII. UNFINISHED BUSINESS**

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

Ivan noted that he will solicit a proposal from a company that he discovered, which will bring a truck in and blow in mulch, rather than having it hand spread.

**IX. NEW BUSINESS**

**Rock and mulch installation proposal-** The Board reviewed a proposal from CDI to install rock and mulch at 4741 S. Atchison Ct, where the landscape was damaged due to an irrigation leak and where there is heavy foot traffic. The Board will discuss further options with CDI on this work.

**Schedule next Board meeting date-**Thursday, June 15, 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

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Approved by an Officer