

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
THURSDAY, JULY 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 – June 15, 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 has compiled a list of issues that still need to be addressed by CDI. She reported that she has another walkthrough scheduled with CDI to address outstanding items. Jackie and Glen reported that there are issues with the Oak trees around the community, Environmental Tree Care will come out to do a soil injection and then a topical spray treatment. Jackie also reported that Trugreen did come out to apply weed killer and fertilizer. Jackie informed that CDI will be out soon to start trimming back the shrubs. She also thanked Boyd and Linda Inman for taking care of the planter boxes this year.

**Irrigation Committee**-Glen reported that there has been some trouble with the zones and watering during rainstorms. Glen did report that one of the zones had never been programmed correctly and he continues to address any other programming issues with the clocks. The irrigation crew for CDI did replace several heads and addressed a stuck valve. Glen reported that Aurora Water has rescinded their stage 1 draught watering restrictions, therefore the water allocation should be similar to last year.

**HOMEOWNER FORUM**- There were 3 homeowners in attendance. Homeowners discussed the prairie dog invasion in the vacant lot, as well as landscaping and irrigation.

**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**

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

**VIII. UNFINISHED BUSINESS**

**Stucco wall repairs**-The Board is awaiting proposals for the stucco wall repair.

**Asphalt repairs**-The Board is awaiting a proposal to address the cracking in the asphalt.

**Concrete wall cap**-Ivan reported that he ordered a concrete wall cap to replace the one that is crumbling.

**Mulch proposal**-Ivan reported that the company he had consulted with for blowing in the mulch, is going to revise their proposal based on a more accurate measurement.

**IX. NEW BUSINESS**

**Aurora Water usage report**- The Board reviewed the report from Aurora Water.

**Schedule next Board meeting date**-Thursday, August 17, 2023, at 3:30pm via Zoom

**ADJOURNMENT**-The Board unanimously agreed to adjourn the meeting at 4:27 pm

**EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman

---

Approved by an Officer