

**OVERLOOK AT CHERRY CREEK HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
THURSDAY, SEPTEMBER 21, 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

Vacant, Secretary/Treasurer

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

Board Announcements-Ivan made a motion to ratify the appointment of Richard Forrest to the Board of Directors, seconded by Jackie Davis, the motion unanimously passed.

Approval of minutes – July 20, 2023, and violation hearing minutes July 11, 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-4775 S. Anaheim Ct-cedar bush removal-On a motion duly made and seconded, the request was unanimously approved.

Snow Removal Committee-Nothing to report.

Landscape Committee- Jackie reported that the winterization of the irrigation system will be completed on or before October 14. She reported that the Oak trees were injected and will receive a second injection in October. Several other trees in the community were identified as being diseased and have been treated. They will also receive a second application in October. Richard reported that he will consult with Environmental Tree Care regarding the ongoing maintenance program that has been established for the community. Ross Tree Care will be out to complete the tree pruning. The committee discussed the possibility of individual homeowners contracting separately with Ross Tree Care on their tree trimming needs. CDI will also start the shrub pruning soon.

Irrigation Committee-Jackie informed that Peter Lucking and Keith Bailey have offered their expertise on the irrigation system and have provided significant help in identifying issues with the irrigation system. They were able to identify major leaks in the system and have them repaired by CDI. They were also able to identify issues with the drip system.

HOMEOWNER FORUM- There were 4 homeowners in attendance. Homeowners discussed landscaping water usage, and xeriscaping.

Homeowner Hearings—none scheduled.

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

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

VI. FINANCIAL STATEMENT

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

VII. UNFINISHED BUSINESS

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

Asphalt repairs-The Board is awaiting additional proposals to address the cracking in the asphalt.

VIII. NEW BUSINESS

Large item pickup date-October 9, 2020- The bulk item pickup date has been scheduled with Waste Management and homeowners have been informed.

Shredding truck consideration-The Board will consider this and gather more information on a vendor.

2024 landscape maintenance-The Board will consider proposals from other vendors for the 2024 landscape maintenance contract.

Tree treatment proposal-ratify-The Board unanimously ratified the approval of the tree treatment proposal from Environmental Tree Care in the amount of \$2,060.00.

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

ADJOURNMENT-The Board unanimously agreed to adjourn the meeting at 4:20 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an Officer