

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

- I. ESTABLISH A QUORUM**-Ivan Jacobs called the meeting to order at 3:30 pm. The following directors were present for quorum:

Ivan Jacobs, President
Jackie Davis, Vice President

Ruchard Forrest, Secretary/Treasurer

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

Board Announcements-Nothing to report.

Approval of minutes – September 21, 2023- Richard noted that under Homeowner Forum, homeowners discussed xeriscaping. On a motion duly made and seconded, the minutes were approved as amended.

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-Jackie suggested that the committee schedule a walk through with the vendor to determine where snow should be stored so that it does not block driveways and to avoid snow being stored in shady areas. Ivan reported that he is still awaiting the signed contract back from All Concrete Works for the 2023-2024 snow removal season.

Landscape Committee- Jackie discussed the possibility of devising a plan for xeriscaping the community in several areas. She suggested that a committee is formed specifically for this purpose. Peter Lucking volunteered to be a part of this committee. Jackie and Richard discussed the tree care work that is necessary and the work that has been proposed by Environmental Tree Care.

Irrigation Committee-Jackie thanked Peter Lucking and Keith Bailey for their help in identifying issues with the irrigation system. They were able to identify major leaks in the system and have them repaired by CDI. CDI provided a wrap up list of the irrigation season for 2023 and a to do list for the 2024 season. Jackie informed that the Association would need to follow the Aurora Water guidelines for 2024.

HOMEOWNER FORUM- There were 4 homeowners in attendance. Homeowners discussed landscaping, the irrigation system, tree care, xeriscaping, issues with the mail service, the records review policy, and the budget.

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

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

VII. UNFINISHED BUSINESS

Stucco wall repairs-The Board unanimously ratified the approval of the proposal submitted by PR Stucco Services to repair the stucco wall on E. Saratoga Drive, in the amount of \$7,300.

Asphalt repairs-The Board unanimously ratified the approval of the proposal submitted by Love's Enterprises for the asphalt repair work in the amount of \$7,715.

VIII. NEW BUSINESS

2024 budget-The Board presented a budget without a dues increase, however with homeowner input, the Board has tabled this matter to rework the budget that will include a \$25.00 per month increase.

2024 tree care proposal-On a motion duly made and seconded, the Board unanimously approved the proposal from Environmental Tree Care for the 2024 tree care maintenance in the amount of \$8,399.

Records review policy adoption-Management presented the updated records review policy which was drafted by the attorney and in compliance with current Colorado state statutes. A homeowner requested that several modifications are made to the policy. The Board tabled this matter until the modifications are reviewed by the Association's attorney.

Schedule next Board meeting date-ANNUAL MEETING-Thursday, November 16, 2023, at 6:30pm via Zoom. A homeowner made the argument that there is not timely notice of the Annual meeting, therefore the Board will consider changing the date after Management consults with legal.

ADJOURNMENT-The Board unanimously agreed to adjourn the meeting at 4:59 pm

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

Approved by an Officer