

**OWNER'S ASSOCIATION OF THE VILLAS AT CHERRY CREEK  
BOARD MEETING MINUTES  
THURSDAY, JULY 10, 2025, AT 6:30 PM  
VIA ZOOM**

- I. ESTABLISH A QUORUM:** The meeting was called to order at 6:33 pm. The following Board members were present for quorum.

Kathy Eisenmenger, TBD  
Walter Rozycki, TBD

Tina Kaan, TBD

There were 17 homeowners in attendance. Molly Ryan and Jennfer Wyman with Metro Property Management were also present.

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

**Board Announcements-** There were no announcements.

**Approval of minutes – March 18, 2025** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the meeting on March 18, 2025.

**Board members disclose any conflicts of interest regarding agenda items** – There were no conflicts of interest among the Board members.

**III. SPECIAL GUEST-** none scheduled.

**IV. COMMITTEE REPORTS**

A. Design and Review Committee

-**14013 E. Whitaker Drive**-This request is pending further information.

-**13857 E. Chenango Drive-new windows-ratify**-The Board unanimously agreed to ratify the approval of this request.

B. Landscape Committee

-**14034 E. Whitaker Drive**-This request is pending further information.

C. Irrigation Committee- nothing to report.

D. Maintenance Committee-nothing to report.

E. Social Committee- nothing to report.

**V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings** – none scheduled.

**Board members review correspondence from the community** – nothing to review.

**HOMEOWNER FORUM** – On a motion duly made and seconded, it was unanimously resolved to open the homeowner forum. Homeowner comments included the following:

- Opportunities in the future for xeriscaping
- HO3 certificate of insurance policy concerns
- Insurance policies of individual homeowners
- More communication and transparency with homeowners

On a motion duly made and seconded, it was unanimously resolved to close the homeowner forum.

**VI. FINANCIAL STATEMENT**

**January-February 2025** – unavailable

**March-June 2025-** Pending, management has not been able to obtain a balanced general ledger trail balance. Molly has asked the Board to approve a write off \$2,900 to retained earnings, in order to proceed with drafting the March-June 2025 financials. On a motion duly made and seconded, the Board unanimously approved to write off \$2,900 to retained earnings in order to move forward.

**2024 forensic audit draft** – The Board will compile a list of questions for the auditor in hopes to gain some clarification before the final draft is released.

## **VII. UNFINISHED BUSINESS**

None

## **VIII. NEW BUSINESS**

**Board Member titles and terms-** On a motion duly made and seconded, the Board unanimously agreed to the following titles and terms: Kathy Eisenmenger, President (2026), Walter Rozycki, Vice President/Secretary (2027), Tina Kaan, Treasurer (2028).

**Committee Rosters-** On a motion duly made and seconded, the Board unanimously approved the following committee rosters:

Design and Review Committee-Walter Rozycki and Kathy Eisenmenger will chair this committee until there are volunteers.

Landscape Committee-Karen Nimock, Diane Page, Cathy O’Kier

Irrigation Committee-Dick Cunningham

Maintenance Committee-Walter Rozycki, Dick Cunningham

Social Committee-Currently in place

Technology Committee-Dick Cunningham, Bob Woods, Charlie Herleman

**Seal coating proposed dates-** Coatings, Inc has proposed to complete the seal coating project in two phases. Phase 1 will be on August 12, and phase 2 will be on August 14. Notification will be provided to the community.

**Attorney proposals-** This matter is tabled for more information.

**HO3 Certificate of Insurance policy-** This matter is tabled for more information and to determine if the current policy already includes this language.

**Bylaw amendment (increasing Board from 3 to 5)-** This matter is tabled for a future meeting.

**Maintenance and Insurance policy-** This matter is tabled for more information and further review.

**Exterior painting-** Walter has reached out to the vendor who has completed the painting in previous years. He gave them a list of homes that need painted this year and is awaiting their proposal.

**Pool deck repairs and staining-** Walter has reached out to two vendors on this work and is awaiting proposals.

**Roof repair proposal-14033 E. Whitaker Drive-ratify-**The Board unanimously ratified the approval of the proposal submitted by 5280 Roofing in the amount of \$875.

**Schedule next Board meeting date-** Tuesday, August 12, 2025, at 6:30 pm via Zoom.

**ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:51 pm.

**IX. EXECUTIVE SESSION (Discuss Delinquencies)**

Respectfully submitted by Jennifer Wyman:

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Approved by an Officer