

OWNER'S ASSOCIATION OF THE VILLAS AT CHERRY CREEK
BOARD MEETING MINUTES
TUESDAY, AUGUST 12, 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, President
Walter Rozycki, Vice President/Secretary
Tina Kaan, Treasurer-present by directed proxy

There were 15 homeowners in attendance. Jennfer Wyman with Metro Property Management was also present.

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

Board Announcements- Kathy announced that the seal coating dates have been rescheduled. She also announced that the pool hours and season have been extended. The pool will now be open until 10:00 pm and the last day of the pool season will be September 28. She acknowledged the concerns of some residents who reside around the pool and asked that all pool visitors be respectful of the surrounding neighbors when using the pool at all times.

Approval of minutes – July 10, 2025 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the meeting on July 10, 2025.

Board members disclose any conflicts of interest regarding agenda items – There were no conflicts to disclose.

III. SPECIAL GUEST- none scheduled.

IV. COMMITTEE REPORTS

A. Design and Review Committee

-13959 E. Chenango Drive-window installation-ratify- On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

-14064 E. Whitaker Drive-radon mitigation installation-ratify- On a motion duly made and seconded, the Board unanimously ratified the approval of this request.

B. Landscape Committee- Report submitted Diane Page, attached.

C. Irrigation Committee- Report submitted by Walter Rozycki, attached.

D. Maintenance Committee- Report submitted by Walter Rozycki, attached.

E. Social Committee- Bob Wods reported that there are four events remaining for the year and that all events are on the MPM portal calendar.

F. IT Committee- Bob Woods reported that the committee is working on a mesh network for the Rainbird controllers.

G. Governing Document committee- Kathy Eisenmenger reported that the documents are in need to updates.

H. Xeriscape Committee- Kathy Eisenmenger reported that meetings will be planned in the near future.

I. Pool Committee- Volunteers are needed.

J. Welcoming Committee- Suki Phillips reported that two new neighbors have moved into the community.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings – none scheduled.

Board members review correspondence from the community – The Board discussed a needed repair to the fence shared with the neighboring community.

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

- Gate codes and controllers
- Window operator replacement
- Concerns with blocking off the exterior stairs of the clubhouse until repairs can be made

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

VI. FINANCIAL STATEMENT

March-May 2025 – On a motion duly made and seconded, the Board unanimously approved the financials, subject to final audit.

2024 forensic audit draft – Pending, awaiting answers to questions submitted to the auditor.

VII. UNFINISHED BUSINESS

Seal coating proposed dates- The seal coating project has been rescheduled as follows: Phase 1-September 2, Phase 2-September 4.

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.

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

VIII. NEW BUSINESS

Irrigation audit proposal- ratify- The Board unanimously ratified the approval of the proposal submitted by Keesen in the amount of \$3,199.21.

Pool deck repairs and staining- The Board unanimously ratified the approval of the proposal submitted by Right Angle Restoration in the amount of \$7,000.

Gutter cleaning proposal- The Board unanimously ratified the approval of the proposal submitted by Obsolete Tile Roofing in the amount of \$1,400.

Exterior painting- The Board unanimously ratified the approval of the proposal submitted by Impact Painting in the amount of \$18,890.

Pool policy- Walter mentioned that a policy should be drafted to allow guests or family members to use the pool without the homeowner present.

Schedule next Board meeting date- The September meeting date is pending based on Board member availability.

ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:55 pm.

IX. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman:

DIRECTED PROXY APPOINTMENT
for
Owners Association of the Villas at Cherry Creek ("OA VCC")
for the
August 12, 2025, OA VCC Board Meeting
6:30 p.m. via Zoom (hosted by Metro Property Management)

I, CHRISTINA KAAN, VCC Board Treasurer, and resides at 13849 Whitaker Dr., Aurora, Co, hereby appoint Walter Rozycki, Aurora, CO, as my Proxy to cast directed vote(s) on my behalf as the owner of the property as listed herein. My directed proxy appointee shall vote as affirmative on the following subjects:

I direct the meeting authority to count my Directed Proxy toward the quorum requirements for any meeting relative to the business of the OA VCC on August 12, 2025.

Upon a Motion to Establish a Xeriscape Study Group composed with at least two members and to submit a Grant Proposal to the City of Aurora, CO, upon approval of at least two Board members, I direct my vote as a Second to the Motion.

I direct my vote to establish a Landscape Xeriscape Study Group to consist of at least two members and to submit a Grant Proposal to the City of Aurora, CO, upon approval of at least two Board members.

Upon a Motion to Establish an Information Technology ("IT") Group composed of a minimum of two members, I direct my vote as a Second to the Motion.

I direct my vote to establish an IT Group composed of a minimum of two members.

SIGNATURE, DATE AND TIME ARE REQUIRED
FOR THIS APPOINTMENT TO BE VALID¹

Dated this 10 day of August, 2025. Time of day: 7:15 am

Printed Name: Christina Kaan

Signature: Christina Kaan

Address: 13849 E. Whitaker Dr Aurora, CO 80015

THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID.

My proxy must be submitted by my Proxy Appointee prior to the commencement of the meeting for validation.

¹ The Homeowner must also be in GOOD STANDING (your monthly assessment dues must be paid up-to-date) for your proxy and your proxy appointee to cast a vote.

Hello everyone from your landscape committee consisting of Karen Nimock, Cathy O’Kier and me, Diane Page. The three of us have been meeting and putting together tasks that are best done in the time period between now and the end of the year. Of course we are faced with budget constraints right now, and we will hope the new budget will be able to allow many more projects to be tackled next spring and summer. I still have a list of projects that many of you contacted me about in 2024 before the community entered into its difficult and unsettled time period. If you fear you might have been forgotten, or the situation has changed, feel free to let me know so I can update my records while adding new items as well. I’ve tried to keep dates so that we can tackle requests in the proper order. If something appears to be a plant life or death emergency we might have to do some re-arranging. One expensive, but necessary, project we will be discussing with qualified arborists is getting our trees properly trimmed. This will probably be a long term plan by species, so it will take some time. Then, of course, there are a lot of plant removals and re-plantings that will need to be considered. There are a few more grass areas that need to be remedied as well. So, as you see, our plate is full. Please be patient with us and we will work to get to each of you at the appropriate time, and as the budget and weather allow. Thank you, and we’ll be seeing you around the community.

Irrigation Committee Report
Aug 12, 2025

Getting our grass to look nice and green and lush has been a challenge. Taking over the task in mid-season was playing catch up. Dick Cunningham who understands our irrigation clocks rolled up his sleeve and folding chair and proceeded to read each of the five clock to understand what was going on. Why all of sudden the sprinklers had quite sprinkling water. He soon uncovered the reason. We had an early morning meeting with Keeson rep and his crew at the D clock, near the entrance to the Auckland pool walkway. It got a bit contentious, but we soon reached an understanding and Patrick, our Keeson rep got the point that we needed them to do better. It got better and we can see the results in the last 4 weeks. The grass is greener, our bushes and trees have gotten trimmed. And more irrigation repairs are slated to happen in the next few days which Patrick promised to make these repairs on his dime. All is good that ends good.

Maintenance Committee Report

Aug 12, 2025

The maintenance Committee has several project to report on:

Pool Deck, EIFS - our type of stucco, Window caulking, Roof Tiles issues, Sealing Roof Vents and Gutter cleaning.

Pool Deck - The west facing section of the pool deck: all the joist had rotted out and the decking had deteriorated as well. That part of the decking was unusable. The north facing part of the deck had several areas that need to be adjusted by tightening screws. Happy to report, the deck has been rebuilt, and the entire deck has been stained. It's looking good.

The next project with the deck is the metal stairs leading from the top to the pool. These stairs need to be supported. They are extremely heavy and the weight is pulling down on the joist of the deck making the deck sag. Also, that stair case sways as one walks on it, it feels very unnerving. The fix is to weld metal strapping cross. This will stop the swaying. To support the weight of the stairs we will need to add a metal pole and bolt it to the concrete. We will get bids to get these two issues accomplished and offer a report to the Board for their dispensation. In the mean time we recommend to rope off these stairs until this is fixed.

Window caulking is extremely important that this be done to protect the intrusion of water in the walls of the building. We just finished a project where a home had bad caulking, unbeknownst to the homeowner, on the second-floor window. In a severe rain storm the rain penetrated that faulty caulked window and the water got inside the wall. It ran down wall to floor below it and it damaged a wall. All of our windows need periodic inspection and recaulking as needed to prevent this type of scenario. According to experts the correct type of caulking could last up to 15 years. South facing windows, get the harsh treatment from our Colorado powerful UVs and they need to be re-caulked more frequently. Based on the data we have many of our windows that need to be re-caulked. The maintenance committee is working on a plan to get this work done. We hope to have an executable plan by mid-September.

EIFS - our specific type of stucco. The life span of this cladding is anywhere from 20 to 25 years. Our buildings have reached this age limit. Two years ago, that board had hired a firm to inspect all our homes and filed a report. Some of the work has been done by the previous board. We don't have any data just yet of what has been done. Will request this information and hopefully they will provide it. The vendor we have in mind to recommend that we hire to do the window caulking is also an EIFS expert. He has offered to look over the buildings as he is doing the caulking. When he will find a problem(s) he would take photos and report what he has found to document it and fix it on the spot. This will save us money from doing separate inspection fees and just get the work done.

Roof tiles – our vendor Francisco is inspecting our roofs and fixing the tile issue. The issue with the roof tiles, they are either broken which they get replaced or they are cracked. If the crack is not too severe it can be sealed and glued together. Cracked or broken tile allow the water to get underneath the tile and cause the underlayment to deteriorate. Once that happens water will penetrate one's home. You get water going through your ceiling or down a wall. It's a messy situation.

Sealing roof vents -Like window caulking it need to be done periodically to prevent water intrusion in to ones home. We are working on getting data from the previous Board to know what was done and what still needs to be done. This also is slated for September.

Gutter Cleaning – We normally do this work in late fall. However, this summer when we got really heavy down poor, several residents reported their gutters overflowing with rain water. The maintenance committee suggested we hire Francisco, the roofing contractor, who know how to walk on our roof tiles with out braking them to review all the homes that need to have their gutters cleaned, do to the proximity of large leave trees. He had cleaned nearly 40 homes.

Paint Committee Report

Aug 12, 2025

This summer our painting project included 16 homes, which were part of our master 7 year rotation of our homes project. Also, we painted all the metal railings at the front of the clubhouse. The stairway area from Whitaker to the pool including that gate. As well as the Auckland pool gate. And we painted both mail kiosk, the metal enclosures and the wooden trim. The two remaining projects are: the clubhouse front door. I hope to get this painted in September. And the inside of the East Fence. I will get a price quote for that and will see how to fit this into our schedule.

Snow removal Committee Report

Aug 12, 2025

I have reached out to our vendor to ask for the renewal of our contract for the 2025/26 season. Bryan is willing to renew but he needs to raise his prices by 3%. I believe that is what many vendors are requiring in there renewals, just an escalation to deal with rise with inflation. I hope to have this renewed contract in early September.