

OWNER'S ASSOCIATION OF THE VILLAS AT CHERRY CREEK
BOARD MEETING MINUTES
TUESDAY, SEPTEMBER 9, 2025, AT 6:30 PM
COMMUNITY CLUBHOUSE- LOWER LEVEL

- I. ESTABLISH A QUORUM:** The meeting was called to order at 6:33 pm. The following Board members were present for quorum.
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| Kathy Eisenmenger, President | Tina Kaan, Treasurer |
| Walter Rozycki, Vice President/Secretary | |

There were 12 homeowners in attendance. Jennfer Wyman with Metro Property Management was also present.

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST
Board Announcements- no announcements.

Approval of minutes – August 12, 2025 – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the meeting on August 12, 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
-**13971 E. Whitaker Drive-deck rebuild-ratify-** On a motion duly made and seconded, the Board unanimously ratified the conditional approval of this request, depending on the structural integrity of the deck.
- B. Landscape Committee- Kathy Eisenmenger reported that the committee is currently in the process of reviewing proposals for tree and shrub trimming.
- C. Irrigation Committee- Report submitted by Walter Rozycki, attached.
- D. Maintenance Committee- Report submitted by Walter Rozycki, attached.
- E. Social Committee- Report submitted by Robert Woods, attached.
- F. IT Committee- Report submitted by Robert Woods, attached.
- G. Governing Document committee- Kathy Eisenmenger reported that the documents are in need of updates, and in particular the renewable energy policy.
- H. Water wise-LOW MAINTENANCE Landscape Committee- Kathy Eisenmenger and Mary Muir reported that they are in the initial stages of the GRIP program with the City of Aurora, which is a water wise program to reduce the areas of turf in order to reduce water usage.
- I. Pool Committee- The pool closes on September 28, 2025.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings – none scheduled.

Board members review correspondence from the community – Board members reviewed correspondence regarding a cat that roams the neighborhood and an inquiry about renting in the community.

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

- Posting of the Board meeting notices in the mail kiosks
- Maintenance and Insurance policy
- Treasury bill

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

VI. FINANCIAL STATEMENT

June-July 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 first phase of the seal coating project has been completed, and the second phase is scheduled for September 12.

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.

Submission to US Treasury Retail Securities Services for Investment Redemption- Tina Kaan is in the process of obtaining the proper authorization with the US Treasury to resolve this matter.

VIII. NEW BUSINESS

Tree and shrub care proposals (DLC and SavATree)-The Landscape Committee is in the process of reviewing proposals.

Pool maintenance contract- Awaiting contract from Clean Pool.

Snow removal contract- Awaiting contract from All Concrete Works.

Fence staining proposal-ratify- The Board unanimously ratified the approval of the proposal submitted by Impact Painting in the amount of \$7,200 to stain the east community fence.

Schedule next Board meeting date- October 14, 2025, at 6:30 pm via Zoom.

ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 7:48 pm.

IX. EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman:

VCC Committee Reports

September 9, 2025

Design Review Committee

We had one request, resident is rebuilding a deck. It has been conditionally approved. They have to get their column inspected for structural integrity if it pass they can continue if not they have to get a permit from City of Aurora. The it will be up to the city to pass or fail them. For those who are interested in redoing their deck write to me and I'll get you're the rules you need to follow. See me after the meeting and I'll give you my email address.

Irrigation Committee

Since last report in August many of our troubled turf areas have rebounded and they are looking great. With a few exceptions. The corner of Auckland and Whitaker is the worst troubled area. Last week (Sept 4th) I had met Patrick from Keesen at that corner to figure out what is causing the problem. It mostly boils down to rabbits and ants. Rabbits have a habit of eating and pooping in the same area over and over till they kill the spot. They eat the grass very close to the ground and their poos is acidic. The combination of the two kills the turf. Ants kill grass by creating large, smothering mounds and by tunneling underground, which dries out soil and disrupts root systems, leading to dead patches of lawn. To fix the area we must spray to deter the rabbits and another spray to kill the ants. Then those bad patches of ground must be scraped down to remove about 2 inches and replace it with new top soil and new turf. We are in process of getting bids to fix this area.

Maintenance Committee

One of our neighbors on Chenango facing north earlier in the year had reported that one of their window on the inside the top frame of the dry wall had developed a water leak. It appeared to come from the window on 2nd floor. Our EFIS vendor reviewed the situation and pinpointed to bad caulking in the second story window. Plus, there were some EFIS cracks that need to be sealed. Since the repair we've not had any hard driving type rain to test the repair, but we are confident our EFIS vendor has fixed the issue. Next is the repair in this house is the drywall.

This is a segway to our next topics caulking our EFIS around windows and all other openings, like vents. This maintenance must be done periodically to prevent water intrusion in to our homes. This is a huge project, as there are hundreds of windows and vents. The total cost rivals the resurfacing of our streets. We are working on establishing a 3-to-4-year schedule to address every home in the community with a repeat cycle of 7 to 10 year, just depending on the location of the openings. Southside will getting harder exposure to Colorado UV rays will deteriorate quicker then the other sides.

Next maintenance project are the roof vents caulking. This is an ongoing project established by the previous board, we just need to get their data to know what's been done and were to continue. We hope to have a plane established in the next 60 days.

Projects this month

Front door of the Club house finely got repainted

Stained the entire east fence, on the inside,(the fence along Carson court).

VCC Committee Reports

September 9, 2025

New Business

Pool Committee

I'm filing the report for Sean. He recommends that we renew our contract with "Clean Pool". They have done a good job and their rates are reasonable.

Snow Removal Contract

Our snow removal vendor is raising his prices by 3% to adjust for inflation. I believe that is reasonable increase. I'm going to use the last contract we had and modify the price to meet his 3% increase, and he is ready to sign it. I will have done completed by middle of next week

Other

Gate Committee

If time permits I'll introduce the Virtual Key by Amazon

Our gate kiosk operates on cellular network. That location has spotty service, that is why sometimes our guest get to the gate they dial the code, and the box fails to complete the call and our guests are stranded at the gate. Or folks with iPhone have a difficulty with opening the gate by the push 9 key on their phones keypad. They have been instructed to push the 9 key several times to get it to work. This has been going on for several years and we just have learned to deal with the inconvenience.

Back in 2021, 22 I had research to see what other gate monitoring systems that are out there could be more reliable. I found out they all work of cellular systems and they are quire pricey (\$2-4K).

The other day I was approach by Ring the Amazon company. They have a produce called Virtual Key. It could potentially be a great solution to our inconsistent system. This system will be in addition to what we already have now. This is how it works.

You down load a Ring type of app on you phone. This app will has a button that once you touch it, it will open the gate. It doesn't matter which type of phone you have iPhone or Android this touch will open the gate. You have a gust coming, they get to the gate they call your phone ,they tell you I'm here, you push the button the gate opens they drive in. Simple as that.

The initial one-time set-up cost is \$399. Then its \$20/month for the entire community, virtually unlimited number of users.

The current system is by Door King it's s a very old technology and that could partially be the reason for spotty connectivity. Our phones have much better technology than Door King. Ring app has their own cellular network, and their technology is very update so it should provide us a much more reliable connection. For 0.20/per month for each house we can have a lot more reliable gate monitoring system.

I presented this to The technology committee, they are reviewing this option. In closing this is a great opportunity to solve our gates' inconsistency issue for very little money.

Technology Committee Report 9/9/2025
Title: Technology Committee Report 9/9/2025
Author: Robert F Woods
Date: 2025-09-09
Revision: Created 2025-09-09
Remarks: Remarks

Technology Committee Report 9/9/2025

Message

The technology committee is currently working on three issues for the community.

1. Brivo access panel for the gates at the pool.

The support for this Brivo Access system is handled locally by Everon, a national firm. Everon has submitted a proposal to upgrade the board. The existing 17 year old board will cease to function with Brivo Access on December 1, 2025. Potentially, the new board can be supported via Internet access, thus obviating the need for a cellular service to the panel.

2. Mesh Network to extend WiFi to the Rainbird sprinkler controllers.

The committee has investigated the Mesh Network (network equipment to extend WiFi) previously installed at the Villas. At this time we are still in the investigation phase. There are several factors involved to provide reliable network service around the community for the Rainbird Sprinkler controllers.

The WiFi capability of the Rainbird Sprinkler controllers allows technicians to monitor and program the controllers from Apple iOS devices. This capability will GREATLY enhance the ability to monitor water usage and program the controllers.

3. Outreach and information gathering

The committee has a close relationship with a local firm that configures and installs technology solutions at larger communities in Colorado. The owner has

agreed to meet with us and discuss possible alternatives and upgrades to Villas technology assets.

Action

Brivo Proposal to replace existing controller board

The committee has researched this proposal and recommends the community authorize the committee to proceed with negotiations regarding installation details and site considerations. It is possible the proposal for replacement cost will be amended.

Mesh Network

The committee recommends purchase of a limited amount of equipment to continue our effort to enable reliable digital access and programming of the Rainbird sprinkler controllers.

See equipment list below under Details. (Note: Once the feasibility of the concept is confirmed additional purchases will be required).

Details

Equipment purchases

Note: All estimates have been inflated a bit pending actual procurement procedures. Taxes and shipping not included.

Equipment Purchase to facilitate Brivo Access panel Installation

1. 200' Cat-V cable (estimate \$40)
2. Cat-V connectors (estimate \$ 15)
3. 1 x 7Ah lead-acid battery 12 Volt (For power failure backup). (estimate \$50)
4. Belkin F9H100-CW 1-Outlet 885 Joules Home Series Surge Suppressor (estimate \$25)

Equipment Purchase for Mesh Network testing

1. WAVLINK AX1800 Outdoor WiFi 6 Extender (Estimate \$150)
2. Rooftop installation labor (Estimate \$100)
3. WAVLINK WiFi Router Extender, AC600 High Power Dual Band 2.4+5G

- Wireless Router (Estimate \$100)
4. Apple iPad (Recommend iPad 10th generation (2022) or newer, 10.9" AKA 11") Cellular not required. (Estimate \$500)

Evidence

The following two sections provide additional information regarding progress to date for the two issues:

Everon support

Our Everon account number is 999791163.

Everon is a nationwide support company. They purchased the initial vendor that sold and installed the system, Keyrite.

Brivo is the manufacturer of the control system and provider of Brivo Access. Brivo Access is the web based management system we utilize to administer the control system.

Brivo Panel replacement

Bob Woods has had discussions with service personnel with Brivo and Everon regarding Panel Replacement. The consensus of these discussions is that the panel must be replaced prior to the 2026 Pool Season. Additionally, the Villas Board of Directors and various other fob holders have year around access to the gates. This year around access is frequently used by those specific fob holders. The panel must be replaced prior to December 1 2025, if we expect those users to have access.

The initial quotation from Everon sent by Joseph Breeding is as follows:

Summary of Charges for: Brivo upgrade

Product / Service	Amount
Installation Price	2,178.04
Estimated Install Taxes	123.88
Total	\$2,201.92

Recurring Services

Description	Amount
Brivo Access Control	\$62.00
Everon Service Plan	\$35.00
Total Monthly Charge	\$97.00

Panel backup battery

This battery provides pool access during power failures. Norma and I do not have a record when or if this battery has ever been replaced. This battery is the size of a motorcycle battery. The cost of similar batteries is between \$20 and \$50 depending on brand and supplier. I would be comfortable replacing this battery. I believe it can be tested with a multi-meter.

1 x 7Ah lead-acid battery 12 Volt (From manual)

See [Amazon](#) for a replacement.

Schlage gate lock batteries

Walter Rozycki has reported that he has a tool to access the battery compartment on the Schlage lock. While it would be possible for the batteries to be changed under Villas Self Help doctrine, changing the batteries may require reprogramming to connect the locks with Brivo Panel. According to the Brivo documentation, such reprogramming requires an on-site technician.

Norma has previously stated that these batteries should be replace on a biannual basis.

Everon Service Level Agreements (SLA)

Further research is required to determine the levels of available Everon service. The above quote is for \$35 per month. I am not sure the details of this coverage.

Previous conversations with Everon support staff have indicated that they may offer three levels of service. Today, I don't have details regarding these options or the cost associated.

1. Brivo Access service
2. Everon ESP
3. Everon ESP with parts and labor

Everon local support.

On August 25 I spoke with Everon service advisor Erin. She quoted the following rates for on-site service for our account:

Service	Amount
First 120 minutes on-site	\$522
Every 15 minutes additional	\$65
Trip Charge	\$75

I do not know if any of this would be covered at a higher SLA level.

Mesh Network

2023

In 2023, the board invested in advanced Rain Bird sprinkler controllers. The controllers were configured with a WiFi module. In order to connect to WiFi, a Wavlink WiFi extender was installed on the clubhouse roof. Also, 4 Wavlink WiFi repeaters were installed adjacent to each of 4 of the Rain Bird controllers. I will call this attempt to extend WiFi to the controllers the Community Mesh Network or the Mesh Network.

The Internet (note the capital I which signifies connection to the WWW Internet) service was supplied by a residential DSL modem from Century Link. At that time, Century Link activated the telephone lines in the clubhouse.

2024

In 2024, the existing board decided to replace the DSL service with a Xfinity/Comcast commercial modem and service for both Internet and telephone service.

At that time, I was asked by the board to work with Xfinity/Comcast technician to configure the modem. I asked two other owners in the community to assist in the configuration. The three of us have similar but different network experience and training.

Prior to the modem installation we did a survey of the Mesh Network, we found that the repeaters were not configured. We had no knowledge if they had ever been configured.

In the fall of 2024, the new modem was installed and configured with proper security. This security involved changing the SSID's (the SSID is the identity the WiFi presents itself to the community) and administrative passwords. The

telephone service was activated.

Because of the new SSID's we reconfigured the Wavlink Range Extender on the clubhouse roof.

We then attempted to configure the first Wavlink repeater at the Whitaker gate in the Mesh Network. We were unable to configure this device. We removed it from the mounting and worked with Wavlink support and it was determined that there was a problem with the unit. The board and management company purchased one new repeater.

No additional work was attempted over the winter on the network.

2025

Starting on June 26 the Technology Group commenced work on the Mesh Network again.

At that time we configured the new repeater and mounted it at the Rain Bird controller South of the Whitaker gate. The WiFi Mesh is now extended to Rain Bird Controller E. The signal strength is very weak.

We also tested the repeater on the sidewalk adjacent to 14023 Whitaker. At this location there is a Xcel Light Pole. I have limited research indicating it would be possible to mount a repeater on the pole by contracting with Xcel to supply 110 Volt power at the pole. An additional repeater at this location could be used to boost signal strength to the Whitaker gate.

We then attempted to extend the network to Rain Bird controller C (located along the Carson fence between Whitaker and Chenango). This repeater did not respond, therefore, we removed it for diagnosis.

September 2025

All of the original repeaters installed adjacent to the Rainbird sprinkler controllers have been removed and determined to have failed. A query to WaveLink support is that they do not repair these less than \$100 repeaters and recommend replacement. WaveLink now manufactures a newer and improved model.

The RainBird controllers at the Whitaker Gate (E) and adjacent to Auckland Ct (D) have been connected to the Mesh Network. The service is unreliable utilizing the current hardware. The controller at the Whitaker gate is about 20% connected and often disconnects mid session. The controller at Auckland Ct is better but not perfect.

Social Report 9/9/25 Title: Social Report 9/9/25
Author: Robert F Woods
Date: 2025-09-07
Revision: Created 2025-09-07
Remarks: Remarks

Social Report 9/9/25

Events upcoming

Strut With Your Mutt is coming up fast!! This event is family and dog friendly!!
Saturday September 27th.
Our ever popular Potato Bar, Saturday September 27th.
Game night in October.
December 6th Holiday Party

Holiday Party

The event will be a catered buffet.
Signup in advance required with expected \$35 per person reservation fee.

Balance of year events:

Date	Event	Location
Saturday September 27	Mutt Strut	Community Sidewalks
	3PM to 4:30	
	Hosted Potato Bar	Clubhouse or Pool Deck
	Starts at 5 PM	signup required

Saturday October 25	Game Night	Clubhouse
	Starts at 7 PM	

Saturday December 6	Holiday Party	Clubhouse
	Starts at 6 PM	Reservation required