

# CHERRY CREEK MEADOWS

**WESTWIND® TOWNHOUSE ASSOCIATION**  
MANAGEMENT GROUP, INC. AAMC®

**Board Minutes for June 17, 2010**

**Board Members Present:** Dick Brown, Greg Owen, Debra Bartleson, Mellodee Phillips, Jack Ernst, Patrick Wheeler, Dianna Marquez

**Board Members Absent:** None

**Westwind Management Group:** Kent Kuhlmann

**Introduction:** Dick Brown, President, chaired the meeting. The meeting was called to order at 6:35 p.m.

## **I. Communications: Homeowners**

### Actions of the Board:

- 8721-D – Owner & son were present and informed the Board that they would make sure the dog was always on a leash when on common property. Boardmember Owen made a motion to assess a fine and defer the fine for 6 months. Boardmember Phillips seconded motion, the motion passed unanimously.
- Board discussed including a clubhouse calendar in the monthly newsletter and possibly posting a calendar to the website.

## **II. Approval of May 20, 2010 meeting minutes**

### Actions of the Board:

- The Board approved the May 20, 2010 minutes as written.

## **III. Board Officer and Committee Reports:**

### a. Treasurer's Report for May 2010 financial statement and monthly disbursements:

Boardmember Phillips reported the following financials for May:

- Income: \$35,814.00
- Disbursements: \$28,401.00
- Reserves: \$3,731.00

### b. Boardmember Ernst reported that the ACC inspections are about complete and letters have been mailed.

## **IV. Westwind Management Report:**

### a. Management Actions/Report:

### MAY

1. Engineering Proposal for alleyway drain pans (review in winter). –*There are alleyway drain pans that will lift in the winter months. This problem occurs only if there is abundant moisture and freezing. This past winter we have not incurred the problem as in the past.*

*The association would like for an engineer to be able to see this when the problem occurs. Therefore this is being carried on the management action list*

2. 9142-E - BOD accepted JBK proposal to top dress rock – *JBK still needs to schedule work.*
3. 8812- BOD accepted JBK tree removal/replace proposal – *JBK still needs to schedule work.*
4. 9060 - BOD accepted JBK proposal to replace 5' section of drain pipe – *JBK needs to schedule.*
5. BOD accepted Speier 4 Hire proposal – *Contractor will complete work after social event scheduled for June 27<sup>th</sup>. If contractor has a cancellation prior to June 27<sup>th</sup> work will be completed prior to social event.*

#### **V. New Business Items:**

##### **a. CCM Revised Rules & Regulations:**

- Boardmember Wheeler briefly reviewed the revised rules and regulations. The Board requested that the Architectural Committee review and submit suggested changes to Boardmember Wheeler:

##### **b. Landscape Enabling Resolution:**

- Boardmember Wheeler & Boardmember Owen briefly reviewed the resolution. The Board requested that the Architectural Committee review and submit suggested changes to Boardmember Wheeler.

##### **c. CCM Covenant Amendment – Discussion:**

- The Board discussed the reasons the covenants need to be amended. The Board discussed completing the revisions by sections and reviewing each revised section with the owners for feedback. Management suggested the Board may want to consider forming a committee of owners to work with the Board to complete the revisions.

##### **d. JBK Proposals:**

- 8872 – Shrub installation (replace tree) - Boardmember Ernst made a motion to accept JBK's proposal in the amount of \$915.00 to install a Serviceberry shrub in place of the tree that was removed. Boardmember Owen seconded motion, motion passed unanimously.
- 8672-A – Sod install (sewer line replacement) – Boardmember Bartleson made a motion to accept JBK's proposal in the amount of \$245.00 to replace the sod where the sewer line was replaced. Boardmember Marquez seconded motion, motion passed unanimously.
- 9152-A – Replace winter kill turf – Boardmember Ernst made a motion to accept JBK's proposal in the amount of \$150.00 to overseed. Boardmember Phillips seconded motion, motion passed unanimously.
- 8661-F – Remove dead juniper side of garage – Boardmember Phillips made a motion to accept JBK's proposal in the amount of \$135.00 to remove the dead juniper. Boardmember Ernst seconded motion, motion passed unanimously.

##### **e. Irrigation clock stands replacement proposals:**

- Board member Bartleson made a motion to accept SPCS's proposal in the amount of \$10,470.81 to replace 17 irrigation clock stands throughout the community. Boardmember Wheeler seconded motion, motion passed unanimously.

- VI. **Executive Session:** As permitted by CRS 38-33.3-308 which gives legal authority to the Board to hold an Executive Session on private matters concerning confidential financial and legal matters (e.g. homeowner delinquencies, dues, etc.). The Board adjourned at 8:43 for Executive Session.

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**Pending items (for future discussion):**

- a. Subcommittee vacancies – maintenance, social, amenities (pool and tennis court)

These minutes have been board approved and the original with original signature(s) is retained in the office of Westwind Management Group, Inc.

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