

THE VILLAGE AT CHERRY CREEK COUNTRY CLUB HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
April 29, 2010

I. ESTABLISH A QUORUM

Present:

Jeff Peotter

Dennis Leczinski

Linda Peotter

Chris Herron, Westwind Management Group, Inc.

Russ Peterson, CEM Lake Management

Steve Schaffer, Creativexteriors

Mike DiSimone, Denver Brass & Copper

II. CALL TO ORDER – The meeting was called to order at 4:35 p.m.

III. DISCLOSURE OF ANY CONFLICT OF INTEREST – Board Members Jeff Peotter and Linda Peotter noted a standard potential conflict exists due to their status as developers with financial interests in the project. All board members indicated they are acting as impartial decision makers for the hearings to be held today.

IV. OPEN FORUM & CORRESPONDENCE

A. Russ Peterson, CEM Lake Management - Russ presented information to the Board regarding pond maintenance and provided suggestions to improve the pond cleanliness to the Board for their consideration. This included installation of a leaf screen in the large culvert pipe and a floating skimmer in the west pond. On a motion duly made, seconded and carried the Board authorized installation of both items for \$950 total.

B. Steve Schaffer, irrigation supervisor from Creativexteriors, and Mike DiSimone with DBC presented information to the Board regarding ET water / smart irrigation controllers program. The Board determined not to pursue this option at this time as it is understood that the water district will not participate in any rebate programs like those offered by Denver Water.

C. Hearing: 8619 E Wesley Drive, voting rights – the board carefully reviewed the homeowners account. The homeowner did not attend the hearing or send a written response. On a motion duly made, seconded and carried unanimously the Board approved to suspend the voting rights for the annual meeting.

D. Homeowner Suggestions

1. Area Lighting - Homeowner requested that the Board supply light bulbs for volunteer homeowners in the community to replace. The Board noted that they have a contractor in place to perform this work and if a resident notices an issue to simply call the management office.

2. Pond Maintenance - Homeowner requested that the Board make a skimmer available for volunteers to clean out the pond if needed. The Board noted that they have a contractor in place to perform this work and if a resident notices an issue to simply call the management office. The Board further noted that the measures they approved at this meeting should mitigate the issues.

E. Correspondence: Westwind Management Group, Inc. fidelity/disclosure information- The Manager provided the information to the Board for their review. There were no unanswered questions.

- V. BOARD MEETING MINUTES** – January 2010: The minutes for the regular meeting were reviewed. On a motion duly made, seconded and carried unanimously, the meeting minutes were approved as submitted.
- VI. FINANCIAL REVIEW** – January, February, and March 2010: The Board reviewed the statements and on a motion duly made, seconded and carried accepted the statements as submitted.
- VII. MANAGEMENT REPORT** - The manager provided the Board with a written action items report. There were no unanswered questions.
- VIII. UNFINISHED BUSINESS**
- A.** Tree Pruning, Rocky Mountain Tree Care – The Board had received and reviewed two bids for tree pruning via email. On a motion duly made seconded and carried, the Board ratified its approval of the Rocky Mountain Tree Care contract in the amount of \$1,280.00.
 - B.** 8776 Iliff Drive Gutter/Downspout relocation or ice melt system- this item was deferred pending review of suggested designs by Jeff Peotter and then the manager obtaining further bids.
- IX. NEW BUSINESS**
- A.** Exterior Solutions annual maintenance program proposal - The manager will arrange a walkthrough with the Board and a representative from Exterior Solutions to set a scope of work.
 - B.** CEM Lake Management - On a motion duly made, seconded and carried unanimously the Board approved the contract renewal with CEM Lake Management for \$4,700 annually for pond and waterway treatment.
 - C.** Policy and Procedure for Reasonable Accommodation & Modification requests - The Manager provided the policy information for consideration. On a motion duly made, seconded and carried unanimously the Board approved the Policy and Procedures for Reasonable Accommodation and Modification requests for the Association.
 - D.** ARC Procedures update - On a motion duly made, seconded and carried unanimously the Board adopted revisions to the ARC procedures to include ARC review fees and that certain submittals will require Restrictive Covenant Agreements to be filed.
 - E.** Rules and Regulations updates to Patio modifications and Radon Mitigation requirements - On a motion duly made, seconded and carried unanimously the Board approved the revisions to the Rules and Regulations.
 - F.** 2010 Annual Meeting preparation - The manager reviewed items with the Board for the Annual meeting to follow. There were no questions.
- X. EXECUTIVE SESSION** – On a motion duly made, seconded and carried unanimously, the Board entered into closed session at 5:50 p.m. to review delinquency and collections issues as well as pending legal matters. There was no action taken in the closed session.
- XI. ADJOURNMENT** – There being no further business, the meeting was adjourned at 5:55 p.m.

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