



## Board of Directors Meeting Thursday, April 29, 2021

### Meeting Minutes

- I. **Call to Order-** The meeting was called to order at 6:01 PM. Present were Board Members Duncan Torrance, John Eckhardt, Renee O'Shea, Alex Mikishko, Anna Navarro, and Diane Marsella. Dani Esch and David Prieto represented Cherry Creek HOA Professionals.  
  
Homeowners present were Laurie Cook, Chris Lacin, Holly Hetes, Dan Kellogg, Brad Walker, Logan Greening, Molly Millet, Laura Skladzinski, Dawn Garner, Alison Hubbard, Susan Stanish, Ben Radis, and Kat Moriarty.
- II. **Agenda Changes/Additions-** The newsletter will be discussed after all other New Business.
- III. **Open Forum**
  - Chris Lacin had questions regarding the budget and expenses and cancelled events.
  - Holly Hetes introduced herself as a candidate for the ACC alternate position.
  - Laura Skladzinski had questions/comments on the fences.
  - Brad Walker mentioned the Antennae policy and the FCC.
  - Logan Greening had questions regarding an old violation fine.
- IV. **Consent Agenda**
  - A. **Meeting Minutes-** *Alex Mikishko motioned to approve the minutes for the April 1 meeting. Diane Marsella seconded. There was no further discussion. All were in favor.*
  - B. **Ratification of out of Meeting Approvals-** *Diane motioned to ratify the out of meeting decisions (1) to hire James Moore and Associates to prepare the 2020 taxes and audit and (2) for CCHP to waive late fees and interest for homeowners who pay the 2021 Assessments promptly. Anna Navarro seconded. There was no further discussion. All were in favor.*
  - C. **Financials-** Duncan gave the financial report. *Diane Marsella motioned to approve the financials as presented, Alex Mikishko seconded. There was no further discussion. All were in favor.*
- V. **Managers Report**
  - A. **Violations-** There are 1186 violations sent since January 1. 139 violations have been cured. There are 1100 fence violations.
  - B. **Board Procedure/Practices/Policies-** At each meeting, the Board of Directors reviews an Association/Board policy for educational purposes only. This meeting's topic- *Enforcement Policy.*
- VI. **ACC Committee (7:00)**
  - A. **Application Statuses / Summary Report-** There have been 100 applications approved and 8 applications declined since January 1. The average approval time is 20 days.
  - B. **Updated Policy Recommendations-** The committee is currently working on the Model Applications to post on the website for homeowner reference, the new color book and a home addition/expansion policy.
  - C. **Model ACC Applications for Website-** The committee would like changes made to the application form and then the model applications will be drafted.
  - D. **Color Book Revisions-** The committee is revising guidelines and color additions.
  - E. **Committee Appointments-** *Alex Mikishko motioned to appoint Holly Hetes as the ACC alternate, Anna Navarro seconded. There was no further discussion. All were in favor.*
- VII. **Old Business**
  - A. **Holiday Lights-** The Board discussed the Town of Superior holiday lights contract. *Diane motioned not to budget for Holiday lights for the 2021 season, Duncan Torrance seconded. There was no further discussion. All were in favor.*



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**B. Taxes/Audit-** The taxes and audit are in process by James Moore.

### VIII. New Business

- A. Newsletter-** Dani will make the Board requested changes and send to homeowners.
- B. New Antenna Policy/Form-** *Diane Marsella motioned to approve the new Antenna Policy and form as drafted by the attorney. Alex Mikishko seconded. There was no further discussion. All were in favor.*
- C. Drought Status/Lawns-** The Town of Superior shared drought information and resources regarding efficiency. Dani will add links to the newsletter.
- D. Late/Processing Fee-** A few homeowners have requested the processing fee waived on top of the late fee and interest. *Renee O'Shea motioned to decline waiving the \$15 processing fee for accounts who paid the assessments late. Alex Mikishko seconded. There was no further discussion. All were in favor.*
- E. Fence Responsibility Clarification-** Any fence between homes needing repair must be discussed between the neighbors.
- F. Board Vacancy-** Duncan Torrance submitted his resignation on the Board of Directors effective June 30. *John Eckhardt motioned to open 2 seats for Board Member applications to fill Duncan's seat and one prior vacant seat. Renee O'Shea seconded. There was no further discussion. All were in favor.*

**IX. Adjournment** – The meeting was adjourned at 8:45 to executive session to discuss legal matters and individual homeowner accounts.