



Board of Directors Meeting

Thursday, January 27, 2022

Minutes

- I. **Call to Order-** The meeting was called to order at 6:02 PM. Present were Board Members John Eckhardt, Diane Marsella, Anna Navarro, Brandon Culter, Darius Baer and Jarvie Worcester. Dani Esch from Cherry Creek HOA Professionals (CCHP) was also present.

Homeowners Adam Marrapode, Ann Dixon, Aruna Banwasi-Tholakapalli, Benjamin Chao, Brad Walker, Carl Uteri, Chad Cheek, Charlene Hamlet, Chris Lacis, Dan Kellogg, Dawn Garner, Devon Scott, Hillary Kellogg, Jana Coady, Jenna Iszler, Joseph Kaptur, Julie Marks, Kat Moriarty, Kimberly Owens, Laird Verbeck, Warren Archer, Weston Williams, and Yongwei Yang were also present.

II. **Open Forum-**

- A. Brad Walker commented on the avigation easement lawsuit with Jefferson County and the antennae policy.
- B. Chad Cheek had questions regarding the Master Plan and assessment for those who lost their homes.

III. **Marshall Fire (6:30)**

- A. **Working Group Report-** Dan Kellogg, Rebuild Working Group Chair, read and reviewed the drafted rebuild, roof and exterior finishes policies and answered homeowner questions. The policies will be sent to legal counsel for review.
- B. **Public/Private Partnership-** The Town of Superior is seeking representatives from the HOA's to coordinate a meet and greet with builders.
- C. **Assessment Relief-** Stan Jezierski, the association's attorney, stated that the HOA has an obligation to levy assessments, however there can be leniency on collections. John Eckhardt stated that while the Board would like to be able to waive late fees for those homes which were lost or damaged, the legal advice does not allow. The Board will discuss possible options for donations or reducing those fees.

IV. **Consent Agenda (7:15)**

A. **Meeting Minutes**

1. **October 28, 2021 regular meeting-** *Anna Navarro motioned to approve the minutes from October 28, 2021, Diane Marsella seconded. There was no further discussion. One Board Member abstained, five voted in favor. The motion passes.*
2. **January 13, 2022 special meeting-** *Anna Navarro motioned to approve the minutes from the January 13, 2022 Special Meeting, Brandon Culter seconded, there was no further discussion. One Board Member abstained, five voted in favor. The motion passes.*

B. **E-Vote Ratifications**

1. **Holiday Lights Contest-** *Anna Navarro motioned to ratify the e-vote decision to hold the Holiday Lights Contest, Brandon Culter*

seconded, there was no further discussion. Two Board Members abstained, four voted in favor. The decision is ratified.

2. **2022 Events Contract-** *Anna Navarro motioned to ratify the e-vote decision approving the 2022 Events Contract, there was no further discussion. One Board member abstained, five voted in favor. The decision is ratified.*

V. Managers' Report (7:30)

- A. **Violations-** CCHP will be monitoring occurring violations until other direction is given by the Board. All violations are currently on hold.
- B. **Dashboard-** CCHP had approximately 1,000 emails in October, 624 in November and 380 in December. CCHP will collect phone call information and update the 2021 dashboard.
- C. **Financials-** The discussion for the December 2021 actuals and 2021 End of Year financials was postponed to the February meeting.
- D. **Board Member Resignation and Opening-** Alex Mikishko submitted his resignation. There is a seat open on the Board of Directors. A notice will go out.

VI. ACC Committee (7:45)

A. Application Statuses/Summary Report

1. **Fire-Related-** No fire related applications have been submitted.
2. **Non Fire-Related-** 20 applications were submitted in January. The average decision rate is 3 days.
December- 10 applications were submitted. The average decision rate was 7 days.
November- 25 applications were submitted. The average decision rate was 15 days.
October- 62 applications were submitted. The average decision rate was 12 days.

VII. New Business (8:00)

A. 2022 Assessment mailing

1. **Invoices-** CCHP must get the invoices out by Feb. 15. Due to 2021 feedback, invoices will go out as close to Feb. 1 as possible.
2. **Letter from the Board-** *Brandon Culter motioned to approve the letter as edited. Diane Marsella seconded. There was no further discussion. All were in favor.*
3. **Newsletter-** The newsletter will not be included in the mailing.

- B. Storage Unit - Insurance Claim / Retention-** The items in the storage unit are covered in soot and are not useable. The total of items in the unit may not constitute an insurance claim. CCHP can store items in their offices. *Diane Marsella motioned to clear the storage unit of all items without an insurance claim on the items and cancel the storage unit rental. Darius Baer seconded. There was no further discussion. All were in favor.*

- C. 2022 Events-** The Board requested more information regarding the clearance from the Town for park use.

D. Holiday Lights Contest- The board discussed donating the Holiday lights rewards funds or moving forward with the contest. ***John Eckhardt motioned to move forward with the rewards for the holiday lights contest. Anna Navarro seconded. One Board member was not in favor, 2 members abstained, and 3 voted in-favor. The motion passes.***

E. Election of Officers-

President- Brandon Culter nominated John Eckhardt to remain Board President. John accepted. Jarvie Worcester seconded. All were in favor.

Vice President- Diane Marsella nominated Brandon Culter as Vice President. Brandon accepted. Jarvie Worcester seconded. All were in favor.

Secretary – Brandon Culter nominated Diane Marsella to remain Board Secretary. Diane accepted. Anna Navarro seconded. All were in favor.

Treasurer- John Eckhardt nominated Anna Navarro to remain Board Treasurer. Anna accepted. Brandon Culter seconded. All were in favor.

VIII. Adjournment to Executive Session- While the meeting was being adjourned by John Eckardt to executive session at 9:02 PM to discuss legal matters, Brad Walker interrupted and hurled profanity words at the Board President.