



Board of Directors Meeting
Thursday, February 24, 2022

Minutes

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

Homeowners present were Chad and Trisha Cheek, Dawn Garner, Dave Kremer, Tracey and Mic Leese, Tibor Lukac, Brian Resch, Madison and Helen Sommer, Gloria Urea, and Brad Walker.

- II. **Agenda Changes/Additions-** The subject HOA files/documents was added to new business.
- III. **Open Forum-** There were no items for the homeowner forum.
- IV. **Marshall Fire**
- A. **Working Group Report-** The Group is working on fencing, landscaping and hardscape policies.
- V. **Consent Agenda**
- A. **Meeting Minutes - *Brandon Culter approved the January 27th regular meeting minutes and the February 9th special meeting minutes with changes discussed. Jarvie Worcester seconded the motion. There was no further discussion. All were in favor.***
- VI. **Managers' Report**
- A. **Violations-** Many homeowners unaffected by the fires are leaving waste receptacles and making outside changes without HOA approval. Many fences are still in dis-repair. ***John Eckhardt motioned to resume enforcement of the CC&R's for all homeowners except violations caused by the fire. Darius Baer seconded the motion. There was no further discussion. All were in favor.***
- B. **Dashboard-**The Board was provided with the phone call and email stats for CCHP.
- C. **Financials**
- 1. December 2021 and January 2022 Financials-** David Prieto stated that the HOA was in line with the budget expenses for 2021. The HOA has more cash on hand than this time last year. Anna Navarro had some concerns regarding the legal expenses.
 - 2. 2022 Assessment Collection-** The 2022 Assessments are due March 1. Some homeowners have pre-paid their assessments. A better report will be given at the March meeting.
 - 3. FDIC Insurance-** Alliance Bank offers an Insured Cash Sweep (ICS) account which holds funds over the FDIC insured amount into different banks/accounts. The interest rate is lower, but all HOA funds will be insured. Funds will be available at all times. ***Brandon Culter motioned to open the ICS***

account. Darius seconded the motion. There was no further discussion. All were in favor.

- D. **Board Vacancy-** One application was received to fill the vacancy. Dave Kremer gave a short speech regarding his desire to serve on the Board. ***Jarvie Worcester motioned to appoint Dave Kremer to fill the Board vacancy with a term ending November 2023. Darius Baer seconded the motion. There was no further discussion. All were in favor.***

VII. **ACC Committee**

A. **Application Statuses/Summary Report**

1. **Fire-Related-** There are 3 preliminary rebuild applications and a handful of minor repairs or replacements for fire related items.
2. **Non Fire-Related-** 23 applications were submitted in January. 21 were approved. The average review time was 11 days.
3. **Committee Vacancy-** The committee is still taking applications for homeowners to serve on the architectural control committee.

VIII. **Old Business**

- A. **Storage Unit-** The storage unit will be completely emptied by the end of March. Dani will be cleaning items that can be salvaged and storing them at the Aurora office.

B. **2022 Events**

1. **Sponsors-** The Board mentioned Premier Members and King Soopers as sponsors for the events.
2. **Safety-** The Town of Superior has cleared parks for use. Many parks are being utilized. Event Creations will schedule with the Town for the events.
3. **Movie Nights contract-** The Board discussed food, possible additional costs and the cancellation policy. ***Brandon Culter motioned to approve the movie nights contract as presented. Anna Navarro seconded the motion. There was no further discussion. All were in favor.***

- C. **Holiday Lights Contest-** The last vote for the holiday contest will be submitted and the winners will be announced via email.

IX. **New Business**

- A. **STR Application-** The Board discussed the application for 933 Grays Peak Dr. with the homeowners. ***Brandon Culter motioned to approve the application subject to conditions. Jarvie Worcester seconded the motion. There was no further discussion. All were in favor.***

- B. **HOA Files/Documents -** Brandon will review the files and documents in the HOA drive, archive, re-organize and clean-up so that the drive is easily navigated.

- C. **2020 Audit-** This item was postponed for future discussion.

- D. **Late fee waiver request-** A homeowner requested late fees be waived.

X. **Adjournment to Executive Session-** The meeting was adjourned at 8:12 to discuss legal matters, delinquencies and homeowner private matters.

Anna Navarro motioned to decline the request for late fee waivers for account number RCM28949, Brandon Culter seconded the motion. All were in favor.

Executive session was adjourned at 8:50 PM