



Board of Directors Meeting Thursday, September 30, 2021

MINUTES

- I. **Call to Order-** The meeting was called to order at 6:04 PM. Present were Board Members John Eckhardt, Renee O'Shea, Diane Marsella, Alex Mikishko, Anna Navarro, Brandon Culter and Darius Baer. Dani Esch, David Prieto and Lewis Moses, representing Cherry Creek HOA Professionals (CCHP).

Homeowners Vern Bush, Nathan Rini, Gordon Simms, Dawn Garner, Zachary Dain, Nicole Gittens Ashbey, Brad Walker, Matt Garcia, Kelly Fraiser, Samara Tostado, Debbie Garay, Scott Chantra, Brian Shucker, and Janice Lawrence were also present.

- II. **Agenda Changes/Additions-** There were no changes to the Agenda.

III. **Open Forum (6:05)-**

- A. Samara Tostado- Questions regarding house paint.
- B. Vern Busch- Questions regarding the declarations and aluminum foil in windows.
- C. Gordon Sims- Questions regarding the new Window Policy presented by the ACC.
- D. Debbie Garay- Questions regarding flagpoles and policy.
- E. Matt Garcia- Questions regarding late fees.
- F. Scott Chantra- Questions regarding an ACC application and violations.

IV. **Consent Agenda (6:35)**

- A. **Meeting Minutes-** *Diane Marsella motioned to approve the minutes from the August meeting. Darius Baer seconded. There was no further discussion. All were in favor.*
- B. **Financials /overview-** The September Financials were accepted as presented.
- C. **E-Vote Ratifications-** *Diane Marsella moved to ratify the out of meeting decisions of the Signs and Flags Policy and a Homeowner's payment offer. Darius Seconded. There was no further discussion. All were in favor.*

V. **Managers' Report**

- A. **Violations-** 118 violations were issued in the month of August and 170 violations in September.
- B. **Dashboard-** Management had over 350 calls and 1742 emails in the month of August.
- C. **Board Procedure/Practices/Policies:** At each meeting, the Board of Directors reviews an Association/Board policy for educational purposes only. This meeting's topic: **E-Voting**

VI. **ACC Committee**

- A. **Application Statuses/Summary Report-** 64 applications were submitted in the month of August and 63 applications were submitted in the month of September.
- B. **ACC Members / Appointments-** Dmitri Nevdrov has stepped down from an active position to an alternate. Sean Ding has stepped back into an active position. Holly Hetes resigned from the committee. Brian Shucker volunteered to fill the vacancy. *Anna Navarro moved to appoint Brian Shucker to the ACC. Diane Marsella seconded. There was no further discussion. All were in favor.*

- C. **Review ACC Violations Process**

1. **Receipt of Homeowner Complaints-** Homeowner complaints should go to the Management Company and Board, not to the ACC.
 2. **Information Given-** Per the Association's records inspection policy, records pertaining to individual units which are not of the requesting individual are confidential.
 3. **ACC Violation Process-** Upon receipt of a complaint on a home, the homeowner must submit an application for consideration, then the violation will begin if there is no application or compliance.
- D. Board Guidance**
1. **Neighbor Impact Statements-** The Board determined that the ACC should not require neighbor impact statements when considering applications.
 2. **Violations-** The ACC should not be involved in the violation process.

VII. Old Business

A. New Policies/Policy Edits

1. **Records Inspection-** The Board requested another edit to the policy for final consideration.
2. **Policies In Progress**
 - a. The Board scheduled a working session to draft and edit the Solar, Xeriscape and Basketball Hoop Policies.
 - b. The Board discussed the window policy as presented by the ACC.
Brandon Culter moved to approve the policy. Darius Baer seconded. There was no further discussion. Four other members voted in favor, one member abstained.

B. Annual Meeting

1. **Nominees/Bios-** A member submitted their bio and photo for the Annual Meeting. A Newsletter/email will go out requesting bios for the Board Member vote.

C. 2022 Budget- The Board discussed the budget. ***Diane Marsella moved to approve the proposed budget with the 2022 Annual Assessment of \$264 per unit. Alex Mikishko seconded. There was no further discussion. All were in favor.***

D. Events Contract Proposal 2022- This item was postponed for future discussion.

VIII. New Business- There was no new business to discuss.

IX. Adjournment- The meeting was adjourned to executive session at 9:19 PM to discuss legal matters, delinquencies and appeals.

- A. *Renee moved to waive late fees and interest for account number RCM27653. Diane Marsella seconded. All were in favor.***
- B. *Renee moved to uphold the appeal for account number RCM29400. Anna Navarro seconded. 4 members voted in favor and one member abstained.***
- C. *Brandon moved to deny the appeal for account number RCM28409. Diane seconded. 3 members voted in favor and 2 members abstained.***