



## Board of Directors Meeting

### Minutes

- I. **Call to Order** - The meeting was called to order at 6:04 p.m. Present were Board Members John Eckhardt, Anna Navarro, Darius Baer, and Brandon Culter. Shannon Torgerson and David Prieto with Cherry Creek HOA Professionals (CCHP) were also present.  
  
Homeowners present were Nathan Rini, Dawn Garner, and Robert Boutelle.
- II. **Agenda Changes/Additions** - There were no changes to the agenda.
- III. **Open Forum**- No owner present had anything for discussion by the Board.
- IV. **Marshall Fire** -
  - A. Rebuild Working Group Report- Required setbacks were discussed as Town policy changed from what was originally approved in Rock Creek. Brandon indicated he believes the group can be disbanded as anything else that may come up can be addressed by the ACC. John requested feedback from the Rebuild Working Group before the decision is made. It was reported that a form or spreadsheet is needed for the Town as each home works through the rebuild process.
- V. **Consent Agenda**
  - A. Meeting Minutes - Following discussion, upon a motion made by John, seconded by Brandon and, upon vote, unanimously carried, the Board approved the May 26, 2022 Meeting Minutes as amended by Brandon.
- VI. **Managers' Report**
  - A. Violations - Shannon reviewed the June 2022 violation report with the Board.
  - B. Dashboard - Shannon provided the dashboard report as drafted.
  - C. Financial - Shannon gave the financial report for the period ended May 31, 2022. Anna requested additional information regarding the late processing fee invoices submitted by CCHP in April and May, noting it seems out of line. Following discussion, upon a motion made by John, seconded by Anna and, upon vote, unanimously carried, the Board approved the financial statements for the period ended May 31, 2022 as presented.
  - D. 2022 Assessment Collection- Shannon reviewed the 2022 Assessment collection with the Board.
- VII. **ACC Committee**
  - A. Application Statuses/Summary Report- 57 applications were submitted in May. 38 were approved, 2 were denied, and 8 are pending review. The

average response time is 14 days. Dawn Gardner indicated the Committee is working with builders for those properties that must be rebuilt to ensure the new homes blend with the overall feel of Rock Creek.

**VIII. Old Business**

**A. Events**

1. Events Update - There were lots of people in attendance at the June movie night. The July movie night is scheduled for July 15, 2022 when The Greatest Showman will be shown.
2. Vendors draft contract - The Board moved further discussion about the draft Vendor contract to the July 30, 2022 Board meeting.
3. Policy Review
  - a) Exterior Finishes - It was noted the incorrect policy was sent to the Board by legal. Brandon will send the correct policy for review.
  - b) Tree - Following discussion, upon a motion made by John, seconded by Brandon and, upon vote, unanimously carried, the Board approved the Tree policy as updated.
4. Opal Lane Compliance - It was noted this home has been sent to counsel for review and opinion as to what can be done to obtain compliance.

**IX. New Business-**

- A. Insurance Renewal - Only one renewal proposal has been received to date. Management will obtain additional proposals for review by the Board at the July 28, 2022 Board meeting.
- B. 2023 Budget - The Board is requested to schedule a working session with Management to review the draft budget for fiscal year 2023.
- C. HB22-1137 - The Board and Management discussed HB22-1137. Discussion and a vote on the required amended policies is to take place at the July 28, 2022 Board meeting. The Board is requested to send questions and concerns to Shannon for consideration by Counsel prior to the meeting.
- D. Compost - The Board provided approval to Darius to hold informal discussions with Waste Connections regarding composting.
- E. Newsletter - The Board provided several topics for the newsletter and will provide feedback once the draft is provided.
- F. Manager Transition - David Prieto discussed transitioning the community to a new manager as Dani's last day was June 30. More 2-way communication between meetings is requested. The Board requested involvement in the hiring process and would like to see a manager that is highly organized, empathetic and professional in all dealings with the community. David will provide his thoughts to the Board via email prior to the next meeting.

- X. Adjournment to Executive Session-** The meeting was adjourned at 7:59 pm to discuss legal matters.

