



## Board of Directors Meeting

### Minutes

- I. **Call to Order (6:00)**- The meeting was called to order at 6:06. Present were Board Members John Eckhardt, Jarvie Worcester, Anna Navarro, Darius Baer, Brandon Culter and Dave Kremer. Dani Esch with Cherry Creek HOA Professionals (CCHP) was also present.

Homeowners present were Nathan Rini, Brad Walker, Chad cheek and Dawn Garner.

- II. **Agenda Changes/Additions**- The item “Events Update” was added to new business.
- III. **Open Forum**- Chad Cheek had concerns regarding a builder guideline on elevations.
- IV. **Marshall Fire**-
- A. **Rebuild Working Group Report**- The Town and Group are working with each other regarding permits and are implementing checklists to ensure compliance. Policy changes were discussed.
  - B. **Exterior Finishes Supplemental Changes**- *Brandon Culter motioned to approve these policy changes pending legal review. Jarvie seconded. There was no further discussion. All were in favor.*
  - C. **Tree Policy**- *Brandon motioned to approve the tree policy pending legal review. Anna Seconded the motion. There was on question regarding enforcement. There was no further discussion, all were in favor.*
- V. **Consent Agenda**
- A. **Meeting Minutes**- *Brandon motioned to approve the April Meeting Minutes as drafted, Dave Kremer seconded the motion, 5 Board members approved, one abstained.*
- VI. **Managers’ Report (6:50)**
- A. **Violations**- CCHP will give this update via email. The Board was disappointed. that no details were provided for April or May by the Manager.
  - B. **Dashboard**- CCHP will give this update via email. The Board was disappointed in the presentation of the report by the Manager.
  - C. **Financial**- *Dani gave the financial report. John Eckardt motioned to approve as presented. Anna Navarro seconded. There was no further discussion. All were in favor.*
  - D. **2022 Assessment Collection**- Dani gave the review of 2022 Assessment collection. The Board requested a few more details for the next meetings as the numbers presented did not match.
  - E. **Resignation of Diane Marsella** - Diane Marsella resigned effective 5/13. A call for a volunteer will be sent to the community with notification of the new policies, a newsletter will be drafted as well.
- VII. **ACC Committee**

**A. Application Statuses/Summary Report-** 82 applications were submitted in April. 75 were approved, 3 were denied, and 4 are pending review. the average response rate is 7 days.

**VIII. Old Business**

**A. Events**

1. **Events Update-** The Easter Egg hunt was a success. Movie choices were given. *John Eckhardt motioned to approve Spiderman for June, The Greatest Showman for July and Sing 2 for August movie night. Dave Kremer seconded the motion. There was no further discussion. 5 Board Members were in favor and one abstained.*
2. **Vendors draft contract-** *Darius Baer motioned to approve the contract pending legal review. Dave Kremer seconded the motion. All were in favor.*
3. **Scouts Request-** *Dave Kremer motioned to approve the Scouts group to sell popcorn for the July and August movie night, Darius Baer seconded the motion. There was no further discussion. All were in favor.*

**IX. New Business-**

- A. **Opal Lane Compliance-** The Board discussed a home on Opal lane that may not be in compliance with an architectural stipulation.
- B. **Composting-** Darius Baer requested that the topic of composting be added to the next meeting.

**X. Adjournment to Executive Session-** The meeting was adjourned at 7:32 pm to discuss legal matters.