



## Board of Directors Meeting Thursday, April 28, 2022

### MINUTES

- I. **Call to Order-** The meeting was called to order at 6:06 PM. Present were Board Members John Eckhardt, Diane Marsella, Anna Navarro, Darius Baer, Brandon Culter and Dave Kremer. Dani Esch and Lewis Moses from Cherry Creek HOA Professionals (CCHP) were also present.  
  
Homeowners present were Brad Walker, Janet Raymer, Dawn Garner, Chad and Trisha Cheek, Rebert Boutelle, Carla Sledge and Colleen Callin.
- II. **Agenda Changes/Additions-** The Scouts popcorn sales at the movie was discussed prior to the meet and greet booth.
- III. **ACC Appeal-** A homeowner appealed the architectural denial to install a free standing flag pole.
- IV. **Open Forum-**
  - Colleen Callin had concerns for the fire safety in the Town and requested an update on the fence policy.
  - Brad Walker requested notification and better communication to the homeowners regarding litigation.
- V. **Marshall Fire (6:30)**
  - A. **Rebuild Working Group Report-** The fence policy is still in progress.
- VI. **Consent Agenda (6:45)**
  - A. **March Meeting Minutes-** *Anna Navarro motioned to approve the March minutes as drafted. Diane Marsella seconded the motion. there was no further discussion. 2 Board Members abstained, 4 Board members were in favor.*
- VII. **Managers' Report (6:50)**
  - A. **Violations-** 193 violations were noted in April. Many fence violations remain from 2021.
  - B. **Dashboard-** The Board was provided management statistics for March.
  - C. **Financials-** *Anna motioned to approve the financials as presented. Diane Marsella seconded the motion. There was no further discussion. One Board Member abstained, 5 Board Members voted in favor.*
  - D. **2022 Assessment Collection-** Dani will send an updated collection report to the Board.
- VIII. **ACC Committee (7:15)**
  - A. **Application Statuses/Summary Report-** The committee is now meeting twice per month.
    1. **Fire-Related-** There have been 4 total rebuild requests/inquiries.
    2. **Non Fire-Related-** 62 applications were submitted, mostly for windows, patios and paint. 51 applications were approved, 5 were declined. The average decision rate for March was 10 days.

3. **Committee Vacancy/Applications-** Janet Raymer was the only applicant to attend the meeting. The Board interviewed Janet. ***Diane Marsella motioned to appoint Janet Raymer to the Architectural Committee. Dave Kremer seconded the motion. All were in favor.***

**IX. Old Business (7:30)**

**A. Events**

1. **April Events Update-** Approximately 500 children participated in the egg hunt with 6500 eggs. There were 18 volunteers and one sponsor for the event.
2. **June 17th Movie Night-** The next event is the June 17th Movie Night.
  - a) **Cub Scouts Popcorn Sales-** The Board will have to consult with legal counsel, insurance and the event coordinator regarding non-profit organizations selling. They will also discuss a
  - b) **Board Meet and Greet-** The Board decided not to have a meet and greet at the June 17th movie.

- X. New Business-** There was no new business.

- XI. Adjournment to Executive Session-** The meeting was adjourned at 7:47 to executive session to discuss the ACC Appeal and legal matters.. ***There was a motion and a second to uphold the ACC denial and HOA Policy regarding flagpoles. All were in favor.***