

Cherry Hills North Homeowners Association  
Annual Neighborhood Meeting  
June 16, 2011  
Minutes

The annual homeowner's meeting was held June 16, 2011, at the Cherry Hills Village Center. The meeting was called to order at 7:00 p.m. Geoff Landry, Treasurer of the HOA board, chaired the meeting in lieu of Kirsten Heckendorf's absence.

### **Police Department Status**

Sgt. Curt Wood of the Cherry Hills Village Police Department reviewed statistics covering the prior year, noting the very low crime rate in our neighborhood. Over the course of the year, the neighborhood experienced one burglary (forced entry into a garage), three thefts, and the toilet papering of one house.

Sgt. Wood reviewed crime prevention strategies, including not leaving valuables in cars, and putting outgoing mail in a secure mail drop box rather than a personal mailbox to reduce the chance of identity theft. For vacant houses, Sgt. Wood recommended putting lights on timers, hiring a lawn service to maintain appearance, and canceling newspaper deliveries.

Sgt. Wood notified the homeowners present that a red light camera has been installed at the Belleview and University intersection. Since installation, traffic accidents in that intersection have declined by 66 percent. The city is looking into putting a similar red light camera at the University and Hampden intersection.

The police department continues to patrol the neighborhood, particularly near the Holly and Happy Canyon entrance, during TJ High School hours. Patrols tend to occur during the morning drop off time, lunch break, and after school. Sgt. Wood noted that the number of students wandering in the neighborhood has decreased.

### **Cherry Hills Village Planning Department**

Rob Zuccaro, Manager of Planning for the City provided an overview of city code changes:

- Remodel and landscaping projects are permitted Monday-Friday (7am – 6pm) and Saturdays (8am – 4pm). Exterior construction is not permitted on Sundays and holidays.
- Most interior work requires a permit, and is permitted between 8am and 4pm.
- If homeowners have questions on permit requirements and costs, the building department will visit the home, assess the work, and give advice.

Mr. Zuccaro discussed how the City and working with the South Metro fire district. The City is looking to partner to build a larger facility for the fire and police departments in a new building. The City appropriated the funds needed for design, and looked at property tax revenues. Currently there is a 15 to 17 percent drop in property tax revenues citywide. If funding looks okay, the City will likely fund the new facility, and the City Council would need to approve the funding.

In response to a question from a homeowner, Mr. Zuccaro said there has not been a study conducted on outsourcing police functions. They did, however, conduct a study on the cost-effectiveness of the current building versus a new facility. Mr. Zuccaro noted that building code services and city engineering services are outsourced. The City has talked to other cities about sharing resources.

Mr. Zuccaro gave homeowners in attendance a handout of major changes made to the residential standards. A lengthy discussion centered on the City's new bulk plane and floor area ratio (FAR) limits. The FAR limits the size of a house to a percentage of the size of a lot. The bulk plane addresses the distance of the home to neighboring properties, the "loom" factor, etc. Mr. Zuccaro

noted that in the neighborhood's zoning district, every house built or remodeled since 2005 conforms to the FAR and bulk plane limits. He noted that 95.5 percent of the R4 district complies as-is today, and the remaining homes are expected to be grandfathered.

### **Water and Sanitation**

Presenters from the Water Board were out of town and unable to attend the annual meeting. They provided a summary report that was distributed to homeowners.

### **Cherry Hills North HOA Board Status**

Geoff Landry provided an overview of an in-progress HOA website ([www.cherryhillsnorth.org](http://www.cherryhillsnorth.org)).

Geoff Landry asked for volunteers for a social committee, and indicated a Sept/Oct event is being planned.

Geoff Landry updated homeowners on the function of the architectural control committee and reviewed recent project requests. Most requests are for new roofing projects. A couple of larger projects are expected later in the year. Geoff also reviewed a letter from November 2010 that formalized the guidelines used by previous ACC members, and added currently accepted roofing materials and established quality standards for asphalt composition roofs. Geoff indicated that he and Larry Weide conducted a walk-through of the neighborhood and no issues were seen.

Geoff noted that a number of homes are on the market, and several are vacant. In addition, 3950 S. Hudson is now a spec project, with an estimated listing when completed of \$1.4M.

### **Treasurer's Status**

Geoff Landry reviewed the HOA budget. \$6,200 in dues was collected last year (out of a maximum of \$7,200). He noted there are some bank-owned properties. Expenses for the year were \$4,558.23, with the bulk of the money spent on HOA insurance for stone monuments, signs, and insuring the Board, as well as lighting and landscaping maintenance and costs associated with a neighborhood party. \$540 was spent in legal fees regarding the HOA's governing documents.

The HOA currently has \$17,796 in bank accounts. 108 residents have paid this year's dues to date.

### **Covenants**

Geoff Landry distributed a summary of the covenant review to homeowner's in attendance. He noted the primary focus going forward is maintaining quality of chosen materials.

### **Old Business**

Frannie Matthews made a motion to approve the 2009 and 2010 annual meeting minutes. Linda Carney seconded the motion. The motion passed unanimously.

### **Election**

Neighbors received an election sheet for purposes of voting for new board members. One sheet was distributed to each eligible address present at the meeting (in person or by proxy). Names of members interested in running for election were: Kirsten Heckendorf, Margaret Bierman, Alan Levin, and Geoff Landry. Space was available on the election sheet for write-ins, although no one added their name. All nominees were elected to the board by majority vote.

Frannie Matthews made a motion to adjourn the meeting and Linda Carney seconded the motion. The motion passed unanimously and the meeting was adjourned at 9:00 pm.