

**Minutes of a Meeting of the
Board of Directors and Architectural Control Committee
Of
Cherry Hills North Homeowner's Association
Held on April 4, 2007**

A Meeting of the Board of Directors and Architectural Control Committee (ACC) of Cherry Hills North Homeowner's Association was held on April 4, 2007 at 4950 Sanford Circle West, the home of Ron Lehr and Deb Welles. Board members attending the Meeting were Ron Lehr, Mary Richardson, Cyndi Sauvage, Dan McComb, Ryan Cunningham and Jon Tandler. Also present and constituting the ACC - John Downing and Seth Weiss. The Meeting started at 7:00 p.m.

The following items were addressed/actions taken:

1. The Minutes of the January 10, 2007 meeting of the HOA Board of Directors and ACC were approved in the form submitted by the Board's Secretary, Jon Tandler, and he was authorized to complete and sign the same.
2. The members of the ACC will do a spring walk through of the neighborhood, during the weekend of April 14/15, in order to (i) observe/get more knowledgeable about conditions in the neighborhood/at homes that require attention vis a vis the existing covenants and our discussions on refreshing and updating covenants, (ii) observe good/positive things that homeowners are doing in the neighborhood with their properties, and (iii) be able to best report and respond to questions at the HOA Annual meeting about neighborhood conditions vis a vis covenants and the like.
3. Mary Richardson presented the Board/ACC with a detailed tabulation of the results of the Home Owners' Survey and underlying data in connection with the same. The results from the Survey and the materials she prepared are attached hereto - the Board acknowledged the very hard work she put into tabulating and organizing the results of the Survey and the fabulous way in which she put the materials together. 93 out of 144 homes in the HOA responded.
4. The Board discussed the Survey results in the context of the HOA Annual Meeting and the best way to present the information to the HOA members. There was extensive discussion on this and the Board agreed that (i) it recommends to the neighborhood amending the covenants (scope to be determined), based on the work and knowledge that the Board/ACC has performed in this area since the June 2006 Annual Meeting, (ii) it is essential to have a thorough information dissemination and exchange with

the neighborhood HOA, in order to educate them about the covenant issues and the items the Board and the ACC continue to encounter, to hear and address what is of concern to our community and what it wants in terms of vision of the neighborhood and amendment of the covenants, and to get a sense of further education and buy – in as to process and ultimate approval, and (iii) as to all of the same it is important to keep in mind a vision for the neighborhood and its look and quality.

We also want to be very sensitive to any concerns that the Board is over exercising its purview or is being heavy – handed; as a discussion matter that is not what the Board is trying to do; rather it is trying to be responsive to the needs of the neighborhood, physical conditions which are changing since the neighborhood homes were built, and responding to the same with covenants that were prepared 30 years ago.

5. The Board approved the following:

- May 23, 2007 HOA Annual Meeting date at the Village Center, 7:00 pm; business and social with wine and cheese and crackers served
- increase in HOA Annual dues from \$50 to \$75 to cover continued maintenance and insurance costs, extra costs incurred in investigating and communicating covenant issues including with legal counsel, and other costs
- sending Home Owners' Survey results to HOA members, along with the Notice of Annual Meeting, advising them that we will be discussing the survey and asking them and encouraging them to attend to get their input and ideas and comments and desires out
- enclose copy of covenants with Notice
- enclose dues request with notification that Board has raised the Annual dues from \$50 to \$75

6. The Board also approved the following recommended slate for nominees at the Annual Meeting:

Board Members: Mary Richardson, Cyndi Sauvage, Diane Reeder, Dan McComb, Ryan Cunningham, Ron Lehr, and Jon Tandler

Officers: Mary Richardson – Treasurer, Diane Reeder – Secretary, and Jon Tandler – President

Social Chair: Ryan Cunningham