

**Minutes for the Cherry Hills North Homeowners Association Board Meeting
For August 29, 2011**

Meeting brought to order at 7:14pm by President Margaret Bierman

In attendance: Board members - Margaret Bierman, Linda Carney, Geoff Landry, Larry Weide
CHNHOA resident Marcus McAskim
Waste Connections of CO. Rep Amber Waits

* Amber Waits gave a presentation of WCofC's curb-side refuse collection service.

- A subscription service, cost based on number of HOA subscribers
- All subscription plans are billed quarterly
- Basic cost for trash (every week) and recycle (every other week) \$16/mo
- Cost is \$14/mo if ½ of HOA subscribes
- Cost is \$12/mo if all of HOA subscribes. However, this plan requires that billing is single point and must go through the HOA
- All the above plans may include point credit for the amount of recycle - which adds \$2. These points are good for discount purchases at many local stores
- For further information, call (303) 288-2100

* Finances: Treasurer Geoff Landry reported as follows

- Operating account - \$17,602.06
- Restricted account - \$1,427.06
- Expenditures - (\$282.75) electrical repair of street sign @ Holly/Happy Canyon
- (\$1,425.00) HOA insurance
- CHNHOA dues collection for 2011-2012, \$6,552.00 - 123 of 144 homes in HOA

* CHNHOA Issues:

- Irvin home sale - 3981 S. Holly Way
 - + Owner is installing new fence from S/W corner of house, west to meet adjacent west fence
 - + Owner is extending back door porch (facing Nassau Cir E) west to cover dinning room window
 - + HOA review deems these changes appropriate and approved

- Home reconstruction - 3950 S. Hudson Way
 - + It's been brought to the attention of the HOA that there's been no work, or activity of any kind, done on this property for a very long time. Geoff Landry has called the reality agent but so far has not had a return call. Geoff will continue to call
 - + (Update 8-30-11) Delay caused by foundation issues. Jan/2012 completion expected
 - + It's also been noticed that the combination of a tree and a very large bush, at the N/W corner of this property, is seriously occluding the view of traffic. In fact there's a report of an accident at this corner apparently caused by not being able to see oncoming traffic.

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on

- Deteriorating landscaping and fence - 3940 Sanford Cir E
 - + Fencing along S. Hudson Way is falling down, lawn facing S. Hudson Way is dead, sand is piled on driveway, weeds along the north side of the house are 4' tall.
 - + The house is empty and so far the owner has not been found and contacted.
 - + Letters will be written to known Colorado and California addresses.

- Minor covenant infractions

- + A “walkthrough” of the CHNHOA has noted some issues that should be brought to the attention of home owners; Trash and storage bins viewable from the street, weeds in areas adjoining neighboring properties.
- + A suggestion was made to create a form letter; a) Pre-printed, tactful request for compliance, b) Written description of infraction and reference to covenant(s) covering such HOA issues(s). Will review at next meeting.
- Deteriorating East-side fence - 5240 Nassau Cir E
 - + Situation brought to our attention by this property’s East-side neighbor, including photos.
 - + This home is currently in the process of being sold and is not occupied.
 - + The damaged fence can not be seen, at any angle, from the front of the home, and consequently does not come under the purview of the CHNHOA.
 - + It has been communicated to the adjoining neighbor that the best course of action would be to contact those involved in the property; current owner, reality agent, potential buyer.
- Sanford Cir W/Nassau Cir W street light not working
 - + Will check out - lamp replacement or repair required
- Traffic control speed humps
 - + Discussion about need and location(s)
 - + Research needed for; type, cost, pros/cons, responsibility - CHNHOA and/or CHV

* CHNHOA Fall street fair

- Scheduled for Sunday, October 16
- Arrangements are being made for;
 - + Coffee, juice, rolls
 - + Magician
 - + Craft Table
 - + PA/music
 - + Possible “kiddie” ride
 - + CHV Fire Truck
 - + Street blocking permit
 - + Email distribution of announcement
 - + Street announcement signs

Meeting adjourned at 8:55pm

Respectfully,
Larry Weide, sec.