

MINUTES OF A REGULAR MEETING
OF
THE BOARD OF DIRECTORS
OF
THE CHERRY HILLS NORTH HOMEOWNERS ASSOCIATION, INC.
a Colorado Non-Profit Corporation

October 7, 2013

A regular meeting of the Board (the "Board") of Directors of the Cherry Hills North Homeowners Association, Inc. (the "Association") was held on October 7, 2013, at the home of Deb Donovan. Notice of the meeting having been properly given, the following persons, constituting a quorum of the members of the Board of Directors, were present at the meeting:

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| Jennifer Niederhauser | Linda Carney |
| Sean Odendahl | Geoff Landry |
| Tal Diamant | Deb Donovan |
| Alan Levin | Larry Weide |

1. CALL TO ORDER

Ms. Niederhauser called the meeting to order, declared that a quorum of the directors was present and that the meeting could proceed with business. Ms. Donovan, and then Mr. Odendahl after his arrival, served as secretary of the meeting.

2. WEBSITE

The Board discussed a proposal to enter into an agreement with a third party for the development of a neighborhood website. Questions were asked and answered. The proposed contract was reviewed by the Board. Upon motion duly made and seconded, and unanimously approved by all Board members present, the contract was approved and executed.¹

3. SIGN MAINTENANCE UPDATE

The Board continued the discussion concerning the maintenance and repair of the neighborhood signs, including the assumption of responsibility for the same by the Cherry Hills North Metropolitan District (the "District") and appropriate involvement by the Board. Questions were asked and answered. A representative of the District joined the Board discussion and gave informal feedback concerning a mill levy initiation that the District was proposing in connection with the November ballot. Mr. Landry had to leave following this discussion.

4. CHN/CHV DIRECTORY

Following a discussion, upon motion duly made and seconded, and unanimously approved by all Board members present, it was resolved that it was in the best interests of the Association that appropriate information from the Cherry Hills North directory be made available to the Cherry Hills Village directory with the understanding that members would have the ability to opt out of the directory.

¹ NB. In the days following adjournment of the Board meeting, Ms. Carney expressed some reservation concerning the contract and asked that it be noted that she no longer supported the vote to approve.

5. FINANCIAL UPDATE

Ms. Donovan presented the Association's current financial position to the Board, which was reviewed.

6. CHV BLDG DEPT COMMUNICATION

The Board reviewed the process by which the CHV building department would provide notice of activity to interested parties, including the Association. Questions were asked and answered with the Board being in favor of discussing the directory further.

7. ACC UPDATE

A robust discussion concerning the appearance of a new roof and the related compliance with the ACC approval process and the covenants of the Association ensued. Questions were asked and answered with the Board determining to prepare a letter to the homeowners to solicit additional information.

8. ADJOURNMENT

There being no further business before the meeting, on motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:10 pm MT.



Sean Odendahl
Board Member & Secretary