

**Minutes of a Meeting of the
Board of Directors of
Cherry Hills North Homeowner's Association
Held on October 11, 2006**

A Meeting of the Board of Directors of Cherry Hills North Homeowner's Association was held on October 11, 2006, at 4950 Sanford Circle West, the home of Ron Lehr. Board members attending the meeting were Ron Lehr, Cyndi Sauvage, Mary Richardson, and Jon Tandler. Also present on behalf of the Architectural Control Committee (ACC) was John Downing. The Meeting started at 7:00 pm.

The attendees discussed a pending roofing request, the issue of roofing generally, and the prior Board meeting on September 20, 2006 at which HOA covenants and related items were discussed.

The following decisions were made:

1. The roof proposed by the Weide's, 5270 Nassau Circle East, was not approved. Mr. Weide had proposed an asphalt composition roof. Some Board members do not believe that it is consistent with the covenants in Filing Two, which state that "in no event shall composition roofs be used." This position is consistent with the non-approval as to the Kafadar roof proposed in May, 2006.

Some Board members believe that if the neighborhood went to asphalt roofs or asphalt looking roofs, and acknowledging the differences in language between Filings 1 and 2, that this would detract from the custom look of the homes in the neighborhood and not adhere to the quality and desired appearance of the neighborhood. Other Board members believe that roof choices by neighbors should be respected by the Board, that the Filing Two covenants' restriction on "composition roofs" refers to three tab, flat asphalt composition shingles that were the composition materials available at the time the filing was made in the early 1970's, and that modern composition materials, in addition to the "DaVinci" plastic composition shingles approved for the Sunderman residence at 5325 Sanford Circle East, can maintain or augment property values in the neighborhood.

The Board and ACC expressed the view that the intention of the covenants was to have some level of minimum acceptable standard. Still under discussion was the notion that some level of uniformity and consistency leading to a neighborhood "look" would be appropriate, and the Board and ACC believe that the level should be a higher standard than the flat three tab asphalt level. In light of the lack of consensus at this time and the Board not having suitable alternatives, the Board and ACC believe that the

best course was not to approve the Weide proposal; again, this is consistent with the non-approval as to the Kafedar proposal.

Thus, until the Board can do further diligence on proposed roofs and available, suitable alternatives, the current determination is to approve based on a base standard of DaVinci used on the Sunderman home, or other alternatives presented to the ACC/Board but not the asphalt roof proposed by the Wiede's.

It was also suggested that, notwithstanding the differences in the language as to roofs in Filings 1 and 2, it was within the Board's purview to make decisions in part based on its view that there is an intention to have a level of consistency, treating the two Filings the same given that we are one neighborhood and to try and adhere to the Filing 1 standard as the higher standard. This requires further discussion.


It was pointed out that the recent sale of the Regan - Johnson residence at 4041 Nassau Circle West, where the Board approved the asphalt composition shingles, had set a record as the second most expensive sale in the neighborhood.

2. Additional names for members of the ACC were suggested: Seth Weiss, Charles Masdin, Ned Sunderman - Ron Lehr will follow up.
3. The Board and ACC will jointly prepare a letter and questionnaire to go out to the HOA neighbors explaining in brief what it is looking at in the covenant area and asking for input on areas that people feel need addressing by listing and weighting certain areas.
4. The Board minutes for 7/17/06 and 9/20/06 were approved.

The Board calendared Wednesday, November 29, 7:00 pm for its next Board meeting, also to be held at the Welles/Lehr home.

The Meeting adjourned at 8:55 pm.

Respectfully submitted,


Jon Tandler, Secretary