

# **CHERRY CREEK VISTA SOUTH HOA**

## **Meeting Minutes**

April 13, 2017

7:30 pm

- I. **Call to order:** 7:35 pm
- II. **Board members present:** Ryan, Val, Kimarie, Lisa, Mike, Chuck, Gerardo, Debbie, David Ariss
- III. **Community members present:** Approximately 40 residents attended the meeting. A sign in sheet passed around.
- IV. **Minutes:** Approval of February and March minutes.
- V. **Introduction of Board Members:** Each Board Member introduced themselves and where in the neighborhood they live.
- VI. **President's Report:** Ryan gave an overview of our progress to date. He outlined that many residents had provided feedback after the March 16<sup>th</sup>, 2017 meeting. Each of the feedback items were discussed during the last 30 days. He also introduced Howard Buchalter and Alan Jensen. Alan and Howard both served on the HOA board in past years. Howard is a practicing attorney who represents Homeowners in HOA vs Homeowner disputes. Howard produced a revised a "red- lined" document highlighting areas of suggested changes. This document was provided to the Board at the end of March 2017. The suggestions from Homeowners, Alan and Howard's "red lined" copy were discussed by the Board. Some changes have been adopted by unanimous agreement. There are still more comments to work through and some of the areas of the red-lined document have yet to be discussed.
- VII. **V.P. Report.** Approximately 45 Rental units are active in C CVS. That is approximately 7% of the 622 homes are rentals. The board will mail out the ballots to the landlords. The Holiday Egg Hunt and Paper Shredding event were well attended. Approximately 250 eggs were hidden at Peakview Park and a steady stream of residents took advantage of the free shredding truck.
- VIII. **Treasurers Report:** 47% of all residents have paid their dues. This remains about the same from the previous year. Some residents have responded to the delay in the HOA vote to paying a higher annual dues amount to assist with offsetting the cost of the additional mailing of the 2<sup>nd</sup> revision of the Covenants. The website for the HOA could use some upgrading, mainly in the area of Emailing from the website, for important meetings and announcements. Quotes from various companies and the current supplier GO DADDY would be reviewed. It was concluded that emailing could be a more cost effective means of communication where it would be allowed by law. It was concluded that the Covenants must be mailed hardcopy.
- IX. **Public Comments:** Howard explained the examples of what changes he had proposed. This was an open back and forth discussion between how the old language was written, how the new language reads and what impact the revised language would have. The main theme continues to be "how to create a balance of enforceable clear concise HOA covenants, while keeping the power of the Board in check."
- X. **Closing Comments:** Ryan stated that residents who wanted to have further input into the covenants language many submit their requests by emailing to [CCVSHOASOUTH@GMAIL.COM](mailto:CCVSHOASOUTH@GMAIL.COM). The Board will meet to discuss these new suggestions sometime at a future meeting (TBD) prior to the May 11th Meeting.

Meeting adjourned at 8:55 pm.

Future HOA meeting will be held at 7:30 pm at High Plains Elementary May 11<sup>th</sup> 2017