

Cherry Hills North Homeowners Association
August 24, 2009
Meeting Minutes

The meeting was called to order at 7:25 pm. The following Board members were in attendance: Kirsten Heckendorf, Frannie Matthews, Geoff Landry, Alan Levin, Christine Mastin, Margaret Bierman, and Linda Carney.

- Frannie Matthews made a motion suggesting the following people for officer positions. Christine Mastin seconded the motion. The motion passed with a unanimous vote.
 - President: Margaret Bierman
 - Vice President: Frannie Matthews
 - Treasurer: Geoff Landry
 - Secretary: Kirsten Heckendorf
 - At-large Members: Linda Carney, Alan Levin, Christine Mastin
- A roundtable discussion ensued regarding the appointment of committees, including how many people would be ideal to have on each committee. The initial list of committees includes: ACC (3 members), bylaws and covenants (3-5+ members), social (2-3 members).
- Geoff Landry indicated that a significant portion of the ACC's work is handling roofing requests. A lengthy discussion followed regarding how to avoid subjective decision making by current and future ACCs. Frannie Matthews suggested that the Board and new ACC work together to define the key issues and a framework for an approach in handling roofing requests.
- It was agreed that the ACC should assume responsibility for maintaining the neighborhood entry signs.
- Geoff Landry gave an update on the City's Residential Standards Committee. Per Harriet LaMair, the Residential Standards Committee is only making recommendations to the City of Cherry Hills Village. The conclusion of their discussions is not expected to result in guidelines or any governing documents, and it could be years before anything is complete.
- A roundtable discussion took place regarding the current operating bylaws and the proposed bylaws. Members noted issues raised by neighborhood residents that should be communicated to the committee formed to address the bylaws. Key concerns included the definition and constitution of a quorum, the definition of a member, the process for election of Board members, dues structure, and a desire for meetings to be open to the membership.
- A roundtable discussion took place regarding the current and proposed covenants and declarations, and the constraints and issues the Board must deal with as a new committee is formed.
 - A set of guidelines is needed for the committee. The remaining budget in the legal fund is small (~ \$1,900) and needs to be spent wisely. Another special assessment for additional funds is likely to be met with resistance.
 - Once the committee is formed, the Board should set a deadline for completion of the investigation and a report on recommendations for changes to the declarations.
 - The CCIOA question must be resolved. Understanding whether or not CCIOA applies to the HOA is a key factor in resolving changes to the declarations.
 - Many homeowners are hesitant to allow new declarations to combine the two filings, as doing so changes the voting impact one filing can have on the other filing. Since there are differing legal views on whether the two filings can be combined, and the impact of doing so, legal counsel is needed.

- The proposed bylaws and declarations are currently out for signature. Even though agreement was reached at the annual meeting to change these documents, it appears the documents cannot be revoked.
- It was agreed that three (3) officers should have signature authority for checks (President, Treasurer, and Secretary) and that two signatures should be required on all checks.
- It was agreed that more homeowner involvement in the community is needed. Ideas for encouraging participation include updates via an email list, community calendar, social get-togethers, and publication of meeting minutes. More discussion on this topic is needed at the next meeting.
- Action items:
 - The list of volunteers from the annual meeting willing to participate on a bylaws and covenants committee needs to be obtained from the previous Board. In the meantime, Frannie Matthews (ACC) and Margaret Bierman (bylaws and covenants) agreed to try to recruit additional volunteers.
 - Geoff Landry agreed to contact Helen Dickens regarding transfer of the checking account, check signing, and the current homeowner email list.
- The next meeting was set for September 17, 2010 at 7:15 pm at Linda Carney's home.
- The meeting adjourned at 9:55 pm.