

Cherry Hills North Homeowners Association
Board Meeting
June 7, 2009
Minutes

A board meeting was held on June 7, 2009, at the residence of Jon Tandler. The following Board and Architectural Control Committee ("ACC") members were present: from the Board - Jon Tandler, Riki Hashimoto, Dan McComb, Helen Dickens, Frannie Matthews, Linda Carney and Diane Reeder; from ACC - John Downing, Seth Weiss and Tom Lee. The meeting was called to order at 3:10 pm.

Jon Tandler reviewed the changes to the Amended and Restated Bylaws ("Bylaws") and Amended and Restated Declaration and Agreement Establishing Protective Covenants ("Covenants") that he and Frannie Matthews had collaborated on. Comments on these changes and the overall proposed Bylaws and Covenants were discussed at length.

A motion to approve the Bylaws and Covenants in the form presented to the Board, with the few changes coming out of the the discussion as above, and to disseminate such Bylaws and Convenants to the neighborhood and to hold a vote for approval of the Bylaws at a special meeting, was made by Jon Tandler and seconded by Helen Dickens. The motion was approved by all with the exception of Linda Carney and Frannie Matthews, and passed.

Jon Tandler discussed the process and timing of dissemination of the Bylaws and Covenants with a cover letter to the neighbors which would include the availability of a notary and a description of changes from the current bylaws and covenants (the "Packet"). Dan McComb made a motion to send the Packet at the end of this week or beginning of next week or as soon as possible and to set a special meeting ("Special Meeting") to vote on the Bylaws and discuss the Covenants on July 15, 2009, or another date near to that day. Riki Hashimoto seconded the motion. The motion was approved unanimously.

Helen Dickens made a motion that the annual meeting, including the annual election of directors, be held in the second fiscal quarter, following the above Special Meeting. Frannie Matthews seconded the motion and it was approved unanimously.

Helen Dickens noted that approximately \$14,000 had been spent to date on the covenant amendment process and the balance in the bank account holding funds for the process was approximately \$9,000.

Helen Dickens noted that the annual dues notice had been sent and that 100 neighbors had paid their dues thus far. Ms. Dickens stated that a second notice would be sent to those neighbors who had not yet paid their dues.

Jon Tandler noted that the Attachment to Articles of Incorporation had been recorded in May 2009, with the Colorado Secretary of State.

A general discussion ensued regarding the board member election process.

Frannie Matthews noted her concern regarding the \$5000 that the Cherry Hills North Homeowners Association had received from the Cherry Hills North Metropolitan District ("Metro District") towards the covenant amendment process. She stated that she would pursue the matter with the Metro District.

Minutes from the May 5, 2009 board meeting were reviewed. Dan McComb made a motion to approve and Riki Hashimoto seconded the motion. All members approved the minutes with the exception of Frannie Matthews and Linda Carney.

It was agreed by all members that the April 13, 2009 minutes would be circulated to the board for review and approval by e-mail.

Jon Tandler brought up this year's annual neighborhood picnic, noting that Ryan Cunnigham, a board member who has spearheaded the picnic for a number of years, may be willing to run it again this year with the assistance of a trainee who would then take over for him next year.

The meeting was adjourned at 6:20 pm.

Submitted by:



Diane F. Reeder
Secretary, Cherry Hills North HOA