

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

May 14, 2013

A regular meeting of the Board (the "Board") of Directors of the Cherry Hills North Homeowners Association, Inc. (the "Association") was held on May 14, 2013, at the home of Linda Carney. 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:

Jennifer Niederhauser	Linda Carney
Sean Odendahl	Geoff Landry
Larry Weide	Alan Levin

1. CALL TO ORDER

Mr. Landry called the meeting to order at 7:50 pm MT, declared that a quorum of the directors was present and that the meeting could proceed with business. Mr. Odendahl served as secretary of the meeting.

2. APPROVAL OF BOARD MINUTES

Upon motion duly made and seconded, and unanimously approved by all Board members present, the following resolution was adopted:

RESOLVED, that the minutes from the January 30, 2013, meeting of the Board, which were previously circulated to the Board, are hereby approved.

3. ANNUAL MEETING

Following a discussion, June 18, 2013, 7:00 pm was selected as the date for the annual meeting of members of the Association.

4. SIGN MAINTENANCE UPDATE

The Board continued the discussion concerning the maintenance and repair of the neighborhood signs. It was observed that there was not available documentation to support a written record of ownership of the signs vested in the Association. By extension, it was determined that the Association had unclear legal right in connection with managing the repair and maintenance of the signs. It was further observed, and supported by a dearth of record to the contrary in the city village after inquiry to the same, that the signs may not have been approved by the city when constructed by the developer. The city had indicated that building signs now was against city code, though a variance could be granted to a party owning rights to the sign. Prior to the Board's involvement with the signs, the water district had maintained the signs and still paid for power to the signs. Following a discussion, the Board determined it advisable and in the interests of the homeowners to explore whether the water board would assume responsibility for maintaining the neighborhood signs and related matters given their quasi-governmental status and resources. Upon motion duly made and seconded, and unanimously approved by all Board members present, the following resolution was adopted:

RESOLVED, the Board directs its counsel to draft a letter from the Board to the water district soliciting the water board to assume the obligation to provide for the maintenance and repair of the signs and related matters, with any modifications thereto as such officers may from time to time deem necessary or appropriate to carry out the purposes of these resolutions.

RESOLVED FURTHER, that each duly elected director or officer of the Board hereby is authorized, directed and empowered, in the name and on behalf of the Board and the Association, to take such further action and execute such additional documents as each may deem necessary, advisable or appropriate to carry out the purposes of the above resolutions.

5. FINANCIAL UPDATE

Mr. Landry presented the Association's current financial position to the Board, which was reviewed.

6. ADJOURNMENT

There being no further business before the meeting, on motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:05 pm MT.



Sean Odendahl
Board Member & Secretary