

Cherry Hills North Homeowners Association
Annual Neighborhood Meeting
May 23, 2007
Minutes

The annual homeowners meeting was held May 23, 2007, at the Cherry Hills Village Center. The meeting began at 7:00 p.m.

Welcome by HOA president Ron Lehr.

Cherry Hills Village's Mayor, Mike Wozniak, reported on the state of the Village. Mayor Wozniak briefly discussed, among other items, traffic concerns with the upcoming development of 2000 new residences at Bellview and Monaco and stated that the Village was looking into ways to minimize the anticipated increase in traffic.

Sargent Reynolds, with the Cherry Hills Village Police Department, discussed the marked reduction in crime in the Village and noted the increase in DUI arrests. He suggested that 75% of all home thefts could be eliminated if people would lock their doors and keep their garages closed. He encouraged the locking of all cars parked outside.

Cherry Hills Village's Code Enforcement Officer, Jennifer Rosely, asked that CHV residents comply with building codes and take care of weeding and maintaining common areas along their property boundaries.

Paul Burkholder, CHV Parks, Open Space and Trails Administrator, briefly reviewed the efficacy of the crossing lights at the Highline Canal Path and Quincy and the continued maintenance of the Highline Canal paths.

Jay Goldie, Manager of Public Works for the Village, discussed the proposed traffic taming measures that may be implemented on Dahlia Street between Mansfield and Oxford.

In the absence of any member of the Cherry Hills North Metropolitan District's Board, Ron Lehr mentioned that the balances held by the District are in the low hundred thousands and reminded everyone that the neighborhood's main sewer lines will eventually need to be repaired which could lead to a potential assessment.

An election of CHN HOA board members was held and all slated candidates were unanimously approved by the homeowners in attendance:

Jon Tandler, President
Dan McComb, Vice President
Mary Richardson, Treasurer
Diane Reeder, Secretary
Ryan Cunningham, Social Chair
Cyndi Sauvage, Director at Large
Ron Lehr, Director at Large

The Architectural Control Committee members were also recognized and thanked for their continued hard work:

John Downing, Chair
Roger Adams
Seth Weiss

The treasurer of CHN HOA, Mary Richardson, presented the year over year financials comparing the 2005-2006 year to the two prior years. Our finances remain stable and in 2005-2006, 141 out of 144 neighbors paid their dues.

John Downing, chair of the Architectural Control Committee discussed continued concerns regarding roofing material, landscaping, trash cans not hidden from view, etc. He reminded everyone that all exterior projects needed to be presented to the ACC for prior review.

President Jon Tandler and Mary Richardson reviewed the results of a neighborhood survey sent out earlier this year. Of the ninety-one neighbors responding there was a strong majority in favor of enforcement of our neighborhood covenants and updating them. Discussion ensued regarding the need for and desire to update and consolidate the neighborhood's two sets of covenants and a related need to either increase annual dues or institute a one-time assessment for the process. Mr. Tandler mentioned that the Metropolitan District had indicated a willingness to pay for a portion of the estimated costs associated with such process. Jim Tarpey, a CHN homeowner, pointed out that property covenants expire after fifty years.

A motion was made by Helen Dickens, CHN homeowner, to move forward with reviewing, updating and amending the current neighborhood covenants. The motion was seconded by Liz Schwader, CHN homeowner, and approved unanimously by all present.

Ms. Dickens offered to create an e-mail group address for our neighborhood.

Ryan Cunningham, Social Chair, discussed the next neighborhood block party, currently scheduled for September 9, 2007. Ron Lehr and Jon Tandler encouraged neighbors to attend as well as to help with set-up and take-down.

A motion to dismiss was made by John Downing, seconded by Liane McNabb and approved unanimously. The meeting adjourned at approximately 9:00 p.m.

Submitted by:



Diane Reeder
Secretary
Cherry Hills North Homeowners Association