

# CHERRY CREEK VISTA SOUTH HOA

Mailing Address: 8547 East Arapahoe Road # J503 Greenwood Village, CO 80112

**Website:** www.ccvshoa.com

**Email address to contact the board:** ccvistasouthhoa@gmail.com

## 2019 BOARD MEMBERS

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Chuck Howell	President	1/2020
Jill Accame	Vice President	1/2020
Mari Anne Imhoff	Secretary	1/2021
Randy Getz	Treasurer	1/2020
Michael Gonzer	Member at Large	1/2020
Alisha Freeman	Member at Large	1/2020
Kim Schottleitner (elected this meeting)	Member at Large	1/2021
Vacant position	Member at Large	1/2020
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### Advisors to the Board:

Dave Ariss	Centennial Property Services
Jill Accame	Representative from the board to the Centennial Airport Authority
Michael Gonzer	Representative from the board to the CCV Parks & Rec District
Howard Buchalter	Legal Counsel (pro bono)

**DATE: March 7, 2019**

**TIME: 7:30 pm**

**PLACE: Saint Peter's Lutheran Church, 9300 E Belleview Ave, Greenwood Village, CO 80111**

## MEETING MINUTES

Board members present: Chuck Howell, Jill Accame, Mari Anne Imhoff, Randy Getz and Alisha Freeman

Others present: Dave Ariss-Centennial Property Services. Residents Brian Dixon and Kim Schottleitner.

- I. Call to order by Chuck Howell at 7:30 pm. Agenda approved.
- II. Quorum declared with five board members present.
- III. Distribution and approval of minutes from January annual meeting. Minutes amended as per comments from Randy Getz regarding 2018 Board members whose terms had expired and new 2019 Board members and officers. Randy made a motion to approve minutes as amended. Jill Accame seconded, and all were in favor of approving January meeting minutes.
- IV. Election of new Board member. Resident Kim Schottleitner volunteered to fill one of the vacant Board positions. His nomination was put forth by Mari Anne Imhoff, seconded by Randy. All were in favor of electing Kim to the Board for the Member at Large position expiring 1/2021.

V. Open comments from HOA residents

Brian Shaw thanked the Board for the painting of the neighborhood sign at Orchard and Lima.

VI. President's Report – Chuck Howell

The Board entered into executive session at 7:40 PM to discuss the matter of a homeowner's compliance with HOA covenants, rules and regulations. The Board reconvened its regular meeting at 7:55 PM. At that time a motion was made by Mari Anne to accept the homeowner's proposed date of July 1, 2019 to meet the requirements of the C CVS HOA covenants and rules and regulations, with an expectation of reasonable progress being made in the months leading up to that date and, if no such progress is noted, preliminary legal action to be pursued by the Board. Motion seconded by Kim and passed unanimously.

Discussion held regarding Board size. By-laws state that the minimum number of Board members is 5. Current Board is 7 members, with 2 vacant positions. With 7 members, 4 members would need to be present to establish a quorum. Motion was made by Alisha Freeman to reduce the Board from 9 to 7 members, seconded by Randy. Motion passed unanimously.

VII. Treasurer's Report – Randy Getz

57%, or 355 households, have paid their annual dues. HOA has approximately \$5,000 in reserve funds. Randy is suggesting a reserve fund roughly equal to one year's budget. Goal would be to incrementally increase reserve by \$2,500 in each of FY 2020 and 2021 so that total reserves would be about \$10K by 2021.

Unpaid invoices from prior years total \$29,700.

VIII. Reports to the Board

C CVS Parks and Recreation District – Chuck

Chuck spoke with Sarah Shepard from PRD regarding the chain link fence behind Peakview Park. The property owner has erected the fence, which is in the city of Centennial, so not part of PRD nor the HOA. There has been no zoning change, and Sarah will continue to keep us updated.

Also, per Sarah, the cell tower at Peakview Park is now under contract, to include Verizon and two other carriers.

Chuck continued the discussion of removing the ice that remains after snow storms on the sidewalk at Peakview Park. This is a safety issue for school children in the neighborhood. PRD is reexamining their budget and surveying what is done at other parks.

Centennial Airport Authority

Jill will take over from Ryan Sarni as HOA's rep to Centennial Airport Authority. The Board wishes to thank Ryan for his work on our neighborhood's behalf.

#### Architectural Review Committee report – Chuck

Chuck reminded the Board that every Board member is a member of the ARC. CC&Rs from Filing 11 state that a resident from that filing must be a member of ARC. Chuck will attempt to recruit a member from that filing. Another option that the Board will explore is to hire Centennial Property Service to conduct ARC reviews.

#### IX. Old Business

Assisting residents with snow shoveling. Discussion held of how best to get the word out to connect residents in need with Boy Scouts and willing volunteers. Proposals include an eblast to all residents and an announcement on the home page of the website.

Past Treasurer Kimarie Mickelson extended all GoDaddy products purchased by the HOA to have a simultaneous renewal date of 8/17/2022.

#### X. New Business

2019 HOA events – Jill has conducted an informal survey on potential events. The most requested is a neighborhood shredding event. She has obtained quotes for \$500 for a 2-hour event or \$1,000 for a 3-hour event. Jill will work on pricing and obtaining permission from Parks and Rec on a location to conduct the event and will identify possible dates and times. This would be open to all HOA members who have paid their annual dues.

Discussion of other potential events included a dumpster day or large item pick up day, a Pancake Breakfast, and an electronics recycling event. Jill will continue to research these as possibilities.

Chuck inquired about an Easter Egg hunt. He will attempt to find a volunteer to run this event.

Universal Trash Collection – Discussion was held regarding the possibility of HOA contracting with one trash collection company to provide services for all of CCVS. Dave Ariss pointed out that this is an ‘all or nothing’ proposition and the HOA covenants would need to be amended to ensure mandatory dues in order to do this. Research needs to be done to discover how much residents are paying currently with the 3 or 4 companies that provide service to the neighborhood. A committee will be formed to explore this topic. Kim volunteered to serve as committee chair.

#### HOA Document Retention – Mari Anne

In taking over the Board Secretary duties, Mari Anne is looking into document retention requirements, as well as which records can be stored electronically. Dave suggested the use of ‘generic’ email addresses for the Board (i.e. – [president@ccvshoa.com](mailto:president@ccvshoa.com) etc.) rather than using personal emails for Board communications.

#### XI. Meeting Adjourned at 9:04 PM

Next Meeting **May 9, 2019 at 7:00 PM**

**Board Goal:** To help our residents understand our Covenants as a PROMISE to each other as residents of CCVS.

**Our Mission:** The CCVS HOA's goal is to enhance and preserve the quality of life and sense of a community through effective and efficient management of the Association, positive active engagement of all residents through community events, enforcement of rules and covenants to preserve property values, and capital improvements that benefit the greater good of the community.