

Cherry Hills North Homeowners Association
Annual Neighborhood Meeting
August 19, 2009
Minutes

The annual homeowners meeting was held August 19, 2009, at the Cherry Hills Village Center. The meeting was called to order at 7:15 p.m.

A brief welcome was made by Jon Tandler, president of the homeowners board.

The City of Cherry Hills Village mayor and fellow neighbor, Mike Wozniak, thanked the Board for all that they have done for our neighborhood, singling out Jon Tandler especially for his thoughtful leadership of the covenant and bylaw review process and the hard work that has gone into that process so far.

Mayor Wozniak then discussed the City's budget cycle, noting that the city was in the best financial shape of the metropolitan-area cities, yet predicting a downturn in revenues next year. He noted that prior careful stewardship and recognition of anticipated decreased revenues in the future would hopefully keep the City on track.

Mayor Wozniak noted increased citations of coyotes and recommended calling the City's animal control unit if concerns arose. He then noted that the City had recently elected to put 'sheaths' on telephone poles within the City that could be utilized by cell phone providers to enhance cell phone coverage. AT&T has already signed up to utilize this method of increasing coverage.

Mayor Wozniak then discussed the current status of the \$9,500,000 ruling against the City in favor of South Suburban Parks and Recreation District. The ruling is currently before the State Supreme Court for a writ of certiorari (request for hearing before the State Supreme Court).

Police Officer Kirk Wood discussed crime statistics year over year for the City. Due to increased traffic surveillances, over all traffic violations have increased 33% while other crime is down. Officer Wood reiterated past recommendations to take safety precautions at your home: keep your garage door closed and doors locked; all cars, even those in your garage, locked with all valuables therein stored out of sight or out of the car; keep your burglar alarm on; maintain and keep on outdoor lighting at our homes; and report suspicious people in and around our neighborhood. The number for non-emergency Cherry Hills Police Dispatch is 303/795-4711. Emergency calls should always use 911

Officer Wood discussed the City's new 'smart trailer' that not only registers speed attained by passing cars but kept a record of the speeds for further traffic studies.

Eric Ensey, City Manager, noted dates of upcoming events for our City. These dates are posted on the City's website and are included in the City newsletter, "The Village Crier"

Mr. Ensey briefly noted the continuing process of review for new/updated City buildings, including, at this juncture, possible upgrades/changes to the South Suburban Fire Station next to our City building.

Rob Zuccaro, Manager of Planning for the City, noted that the Development Department had regular meetings on Monday evenings and encouraged City residents to attend. He also said that recently the Department began a process wherein notices of building permits that had been issued throughout the City were sent to registered persons in the property's neighborhood. To register for such notices, contact the Planning Department.

At 8:15 Jon Tandler called the annual meeting process to order. Mr. Tandler noted that the members of the Cherry Hills Metropolitan District had prepared a report for this meeting, which

report was handed out at the beginning of the evening.

Seth Weiss, a member of the Architectural Control Committee ("ACC") for the neighborhood, recognized the other members of the committee: John Downing, Geoff Landry and Tom Lee and thanked them for the many hours and thought that they have put into their positions. Mr. Weiss briefly discussed the purpose and process of the ACC, noting that the ACC reviewed plans and requests that would impact the outside of the home and did so in a prompt and communicative manner. He noted that there were three main areas that most frequently were brought to the ACC for review: roofs; painting; and landscaping. Mr. Weiss anticipated that solar panels would more frequently come up as an item for review.

Mr. Weiss said that the ACC's annual neighborhood 'walk-through' turned up little of note beyond the usual minor issues that were brought up directly with the individual homeowners (trash cans in the open, yard debris, etc.).

Jon Tandler thanked all of the members of the ACC for their hard work, professionalism and dedication.

Diane Reeder, secretary for the homeowners board, presented the minutes from the June 4, 2008 annual homeowners meeting. Linda Carney motioned for their approval and Karen Kafadar seconded the motion. There was no discussion. The minutes were unanimously approved.

Ron Lehr presented the minutes from the July 15, 2009 special meeting. Mr. Lehr motioned for their approval and Jim Tarpey seconded the motion. There was no discussion. The minutes were unanimously approved.

Helen Dickens, treasurer for the homeowners board, was introduced and Richard Huttner thanked her for her hard work and time in obtaining and setting up e-mail addresses for the neighborhood members who submitted them. He noted that the e-mailed information kept the neighborhood apprised of items of interest. Others at the meeting agreed.

Ms. Dickens submitted the numbers for 2009 over prior years and discussed the current status of monies collected for the covenant amendment process. She noted that \$1,976 remained in the covenant account.

Jon Tandler gave the President's Report and noted that the Board had a very productive and effective year. He stated that a tremendous amount of thinking, diligence and care, with specialized HOA counsel, went into drafting bylaws and covenants to address those items that needed to be addressed for the future of the neighborhood and its governance. He said that these drafts were assets of the neighborhood that should be levied and utilized in any future work done on preparing them for neighborhood vote. Mr. Tandler indicated that the current Board would assist in making a transition to a new board smooth. He then went on to thank outgoing board members, Riki Hashimoto, Helen Dickens, Ryan Cunningham, Dan McComb and Diane Reeder, for their hard work and dedication.

Linda Carney thanked Mr. Tandler for his dedication and hard work both as president of the HOA Board and for his many hours and dedication to the covenant amendment process. Ms. Carney's thanks were met by a round of applause for Mr. Tandler

Mr. Tandler noted that Richard Johnston, outside counsel utilized in the covenant amendment process, had sent in a letter of resignation effective August 31, 2009. Mr. Johnston wrote of his willingness to assist in the transition to new legal counsel.

As others have done at past annual meetings, Mr. Tandler encouraged neighbors to get involved in the neighborhood through membership on the board, the ACC, or now, on the proposed covenant committee.

Mr. Tandler and other members of the board stated that they would help to make a transition to a new board as smooth and as easy as possible.

Diane Reeder then began the board of directors election process, noting that with six of the current board members retiring or resigning their position and two remaining on the board to complete their terms (Linda Carney and Fannie Matthews), at least three new members and no more than six were needed with the current election.

Neighbors received an election sheet at the beginning of the evening for purposes of voting for new board members. One sheet was given out to each eligible address present in person or by proxy. Names of members interested in running for election were:

Margaret Bierman
Christine Mastin
Geoff Landry
Alan Levin
Kirsten Heckendorf

Room was left on the election sheet for write-ins although no one added their name.

All nominees were elected to the board by majority vote.

Following the election Frannie Matthews spoke to those members of the community who remained and said that the new Board would take up the issue of committee composition for the work on the covenants and bylaws.

Frannie Matthews made a motion to adjourn the meeting and Linda Carney seconded the motion. The motion passed unanimously and the meeting was adjourned at 9:15 pm.

Submitted by:

Diane F. Reeder
Immediate Past Secretary
Cherry Hills North Homeowners Association