

**Minutes of the Annual Meeting of the
Cherry Hills North Homeowner's Association
June 21, 2006**

The Annual Meeting of the Cherry Hills North Homeowner's Association was held on June 21, 2006, at the Village Center, 2450 E. Quincy Road, pursuant to the Association's By-laws and Written Notice of the Annual Meeting given to the Members of the Association on May 8, 2006. The Notice is attached hereto.

The Meeting started at 7:00 pm. There were about 35 persons present. Board Members present were Ron Lehr, Dan McComb, and Ryan Cunningham.

1. Ron Lehr, President of the Association, opened the Meeting.
2. Mike Wozniak, Mayor of Cherry Hills Village, spoke about email communications with the City, traffic developments and issues, the City's Master Plan (work in process), the search for a new City Manager (also in process), work on the Cherry Hills Village City Center, and other items. A discussion about cell phone service followed, with concerns by neighbors about service levels and comments from the Mayor about preserving views when locating new cell towers needed to improve service.
3. Klasina Vandervoof, a Councilwoman for Cherry Hills Village, spoke about traffic issues and the Cherry Hills Land Preserve.
4. Chief Patterson of the Cherry Hills Police Department, spoke about officer count, traffic focus, and other safety matters within the Village.
5. The meeting turned to 'electing' the Board of Directors and the Architectural Review Committee. Ron Lehr asked for volunteers to replace Diane Reeder, who is stepping down as Secretary and Treasurer. The Association thanks Diane for her service. Mary Richardson volunteered to be Treasurer. Jon Tandler volunteered to be Secretary.

Accordingly and by volunteering and consensus among those present, the Board and Officers of the Association are the following persons, until the next Annual Meeting of the Association or until they resign or are replaced in accordance with the Association's By-laws.

Ron Lehr, President
Cyndi Sauvage
Ryan Cunningham
Dan McComb
Mary Richardson, Treasurer
Jon Tandler, Secretary

Three neighbors volunteered for the Architectural Review Committee. John Downing agreed to lead the Committee, working with Debbie Schmidt and Roger Adams, for the following year until the next Annual Meeting of the Association or until they resign or are replaced in accordance with the Association's By-laws.

6. Ron Lehr then reported on completion of and maintenance of the Association's street signs and landscaping, noting the valuable contributions made by the Metro District to the project and sign lighting. Harold Roberts gave a report on the Metropolitan District. They have about \$400,000 in reserves, but will need more to start to replace the sewer lines, which are under engineering review based on video inspections, if needed. Lehr then gave an overview of financial information that Diane Reeder had compiled. A copy is attached to these minutes.

7. Ryan Cunningham announced that the Summer Party would be on August 13, 4 pm to 7 pm, on the Nassau Circle West cul-de-sac; it will be a family event.

8. The group then engaged in a lively discussion about the important issues facing the neighborhood and the Association, as to roof composition, the condition of properties that are rented, and the "covenants, conditions, and restrictions" recorded and applicable to the neighborhood.

The following observations were made:

- there are 2 sets of covenants applicable to the neighborhood (Filing 1 and Filing 2), they are inconsistent in certain respects, and possibly outdated in other respects; Filing 1 (basically S. Hudson and west), provides that "The covering of each roof shall be either cedar shingles, wood shake shingles, clay or cement tile shingles, or other material satisfactory to the Company." Filing 2 (east of S. Hudson), provides an added restriction on roofing materials: ". . .in no event shall composition roofs be used." The meeting discussed what "composition" meant and whether we want to have the two filings combined. Comments from neighbors: "we need to look at other alternatives" "the whole neighborhood needs to be consistent" "it maintains the integrity of the neighborhood."
- the Association will have to continue to deal with roofs being replaced in the neighborhood, and the issues relating to the covenants being inconsistent and not up-to-date as to the various composite roofs available today
- insurance companies will insure various types of roofs under different terms, depending on composition; shake (we were told) these days is not generally favored, from an insurability standpoint, for new roof installation

- some of the rentals in the neighborhood (there are only a few) are not well maintained and the question was raised as to whether rentals should be restricted; one participant advised that she heard that Cherry Hills East was amending its covenants to prohibit rentals – this has not been verified

- there is a concern about new construction, height limits, and preserving the character and views in the neighborhood; in this regard Ron Lehr advised that the Board had reviewed the covenants to determine if they were adequate to address scrape offs and pop tops and had determined that the set backs of 25 feet front and 15 feet side, together with control of ridgeline,s appeared to be helpful in controlling out of scale redevelopment of property in the neighborhood. The Association will work with the Village on this.

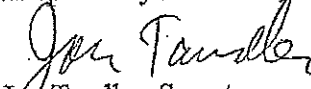
- because the covenants are out - of - date, they should be reviewed and addressed – “we don’t want the neighborhood to deteriorate”

- the Members of the Association and the neighborhood residents want to preserve the value of the homes in the neighborhood

- Ron Lehr noted that it is in each owner’s self interest to keep houses and landscape in good repair. A suggestion was made that the Board and Architectural Review Committee do an annual or bi-annual walk-through the neighborhood, leaving friendly reminders on homes about the covenants, trash cans out (for example), and other obvious maintenance items.

9. The Meeting adjourned at 8:37 pm.

Respectfully submitted,


Jon Tandler, Secretary

7/24/06