

**Minutes of a Meeting of the
Board of Directors and Architectural Control Committee
of
Cherry Hills North Homeowner's Association
Held on November 29, 2006**

A Meeting of the Board of Directors and Architectural Control Committee (ACC) of Cherry Hills North Homeowner's Association was held on November 29, 2006 at 4950 Sanford Circle West, the home of Ron Lehr and Deb Welles. Board members attending the Meeting were Ron Lehr, Cyndi Sauvage, Dan McComb, and Jon Tandler. Also present and constituting the ACC was John Downing, Deb Schmidt, and Roger Adams. Guests attending the Meeting were Seth Weiss and Bob Campbell (a member of the HOA Water Board). The Meeting started at 7:00 p.m. Attached is the Agenda for the Meeting.

The following actions were taken:

1. The Minutes of the October 11 Meeting of the HOA Board were discussed and approved in the form attached hereto.
2. John Downing reported on the response he received from the Parsons as to the ACC query on architectural, roof, and related items in connection with their current remodel to the exterior of their home. Essentially, their response was that they and their architect had communicated with the prior ACC and that informally the former ACC approved their project – there apparently is no written record of that other than the letters John Downing received from the Parsons. John will follow up with the Parsons' in writing, as he deems appropriate.
3. There was continued discussion on roofing and acceptable roofs proposed by homeowners. Plus, the ACC had a new proposal from Chris Haymons, 4050 South Hudson Way, to install "Presidential Shake LT" in the Autumn color. Diligence to date, which is not yet completed, is that there is a large price gap between the DaVinci, slate, and tile roofs that are acceptable under the current covenants and to the Board and ACC, and the 3-tab asphalt composition roofs that some homeowners had wanted to use; thus, the Board and ACC are cognizant of what a non-approval means to a homeowner in terms of having to go to a higher cost roof. The Board and ACC also acknowledged that it wanted to collect more data on available roofing alternatives but had to make decisions with the information before it. Shake continues to be acceptable but insurance companies charge more for home insurance with homes having shake roofs.

The Board and the ACC made the following current determinations:

- (a) Generally, the Board and the ACC will approve shake, tile, slate, and the DaVinci roof type (slate/tile in appearance) similar to that which is on the Sunderman home, and that these are strongly recommended roofs for HOA homeowners who propose to install new roofs. Also, generally, the Board and ACC will continue to not approve the 3-tab asphalt roofs which were not approved for the Kafadar and Wiede requests. Votes in favor of this determination were Tandler, McComb, Downing, Schmidt, and Adams. Votes against this were Lehr and Sauvage. This determination passed and is the current determination and policy of the Board and the ACC.
- (b) With regard to the Haymons proposal and Mr. Haymons' presentation to the Board, discussion ensued that in the particular case of their home, which is a 2-story red brick with substantially less and less obvious roof line than ranch homes and many other more sprawling homes in the neighborhood, that the proposed Presidential Shake LT-Autumn would look appropriate on their home (in Mr. Haymons' view better than the above alternatives acceptable to the Board and the ACC), and after considerable discussion the ACC took the position that this particular roof was acceptable on the Haymons home. Thus, the ACC (Downing, Schmidt, and Adams) approved this particular roof for the Haymons' home. The Board deferred to the ACC's determination on this roof.

The ACC believes that this position is not inconsistent with the non-approval of the Wiede and Kafadar proposals – the current thinking of the ACC is that the 3-tab asphalt might be appropriate, and thus suitable for approval, for certain types of homes (most likely not ranch homes) in the neighborhood depending on their roof lines (shorter as opposed to longer), angles (more rather than less), and other items, and that the ACC would review such requests and their particular merits on a case by case basis.

It was also discussed and determined that for all roofing requests going forward, the applicant would need to provide the ACC with high quality color photos of the applicant's home along with an actual sample and related data of the proposed roofing material (color too) to the ACC. The Board and the ACC will review each individual homeowner's situation independently but in keeping with the determinations heretofore made by the Board and the ACC.

- (c) The Board and the ACC believe that its positions as set forth in paragraphs (a) and (b) above, are not inconsistent with its prior determinations as set forth in prior Minutes, particularly the

Minutes for the October 11 Meeting which the Board stands by and confirms. Also, the Board and ACC will continue to collect information on suitable alternatives so that they can properly evaluate and make determinations as to requests going forward.

4. The Board and the ACC then discussed the matter of amending the HOA covenants. Jon Tandler reported on the meeting that Ron Lehr, Dan McComb, and Jon had with the HOA Water Board and that the Water Board was unanimously supportive of further work on amending the covenants and desired a budget for legal and related expenses for the same as the Water Board is in a position to provide the funds in support of this work. Jon also reported that in his discussions with former Presidents of the HOA, Richard Heppel and Rebecca Kourlis, that they were supportive and in favor of appropriate amendments as well.


Thus, the Board and ACC will go forward with preparing a letter and questionnaire to go out to the HOA neighbors explaining in brief what it is looking at in the covenant area and asking for input on areas that people feel need addressing by listing and weighting certain areas – it was acknowledged that Jon Tandler had circulated a draft of the same and had gotten comments from Ron Lehr, Roger Adams, and Diane Reeder and that Jon would be circulating a revised draft of the same for approval by the Board and ACC at the next meeting to be held on January 10. The objective is to finalize the Questionnaire and distribute it to HOA members in mid to late January.

5. Other items pertaining to the HOA, including lawn maintenance, rusty metal edging, and other items were discussed as needing addressing in amended covenants or at least information out to the HOA members on the same needing to be disseminated.
6. Jon also reported on Bus Route 46 and the dialogue between the City Council of Cherry Hills Village and RTD, and the current follow up from that.

The Board calendared Wednesday, January 10, 2007, 7:00 p.m. for its next Board meeting, also to be held at the Welles/Lehr home.

The Meeting adjourned at 9:00 p.m.

Respectfully submitted,


Jon Tandler, Secretary