

MINUTES OF A REGULAR MEETING  
OF  
THE BOARD OF DIRECTORS  
OF  
THE CHERRY HILLS NORTH HOMEOWNERS ASSOCIATION, INC.  
a Colorado Non-Profit Corporation

July 31, 2013

A regular meeting of the Board (the "Board") of Directors of the Cherry Hills North Homeowners Association, Inc. (the "Association") was held on July 31, 2013, at the home of Deb Donovan. Notice of the meeting having been properly given, the following persons, constituting a quorum of the members of the Board of Directors, were present at the meeting:

Jennifer Niederhauser	Alan Levin
Sean Odendahl	Geoff Landry
Tal Diamant	Deb Donovan
Larry Weide	

1. CALL TO ORDER

Ms. Niederhauser called the meeting to order at 7:10 pm MT, declared that a quorum of the directors was present and that the meeting could proceed with business. Mr. Odendahl served as secretary of the meeting.

2. ACC UPDATE

Ms. Niederhauser led a discussion concerning the existing roofing and lighting guidelines, the process involved with documenting the approvals by the ACC, and the messaging to the homeowners. A discussion ensued among the Board, questions were asked and answered by various members of the Board. The Board determined that Mr. Diamant and Mr. Weide would prepare a proposed draft of updated roofing standards for the next meeting with the assistance of Mr. Levin and Mr. Landry. Ms. Donovan would contact a web developer to determine the cost and feasibility of providing an online platform for certain ACC approvals, including roofing selections.

3. SIGN MAINTENANCE UPDATE

The Board continued the discussion concerning the maintenance and repair of the neighborhood signs, including the assumption of responsibility for the same by the Cherry Hills North Metropolitan District (the "District"). Questions were asked and answered. It was determined that Mr. Diamant and Mr. Odendahl would discuss a memorandum of understanding with representatives of the District and the approval of an ILC survey.

4. OTHER BUSINESS

Mr. Weide brought a request before the Board concerning a potential property dispute between neighbors. The Board discussed the matter and reviewed the appropriate role for the Board, if any, in such a dispute. Questions were asked and answered. The Board determined that it was inappropriate for the Board, based on the present facts of which it was aware, to become involved in such a dispute. Mr. Weide agreed to prepare a draft response to the requesting homeowner. The Board also discussed the bylaws and potential modifications but tabled the matter for further discussion as necessary.

Mr. Landry had to leave the meeting at approximately 8:10 pm MT.

5. FINANCIAL UPDATE

Ms. Donovan discussed certain anticipated expenditures and the advisability of certain thresholds for approval of material expenditures by members of the Board. Upon motion duly made and seconded, and unanimously approved by all Board members present, the following resolution was adopted:

RESOLVED, any expenditure or set of related expenditures on behalf of the Association or the Board in excess of \$100 must be approved in advance at a meeting of the Board.

Mr. Odendahl agreed to review certain insurance renewal information.

6. DIRECTORY OF HOMEOWNERS

Ms. Niederhauser discussed the appropriateness of a neighborhood directory. Questions were asked and answered with the Board being in favor of exploring whether an online platform would be appropriate.

7. ADJOURNMENT

There being no further business before the meeting, on motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:45 pm MT.



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Sean Odendahl  
Board Member & Secretary