

**Cherry Hills North Homeowners Association**  
**Board Meeting**  
**September 19, 2007**  
**Minutes**

A board meeting was held on September 19, 2007, at the residence of Jon Tandler. The following board members and member of the Architectural Control Committee were present: Jon Tandler, Dan McComb, Mary Richardson, Diane Reeder, Ryan Cunningham, Ron Lehr and Seth Weiss (ACC). The meeting began at approximately 7:05 pm.

Minutes from the July 18, 2007 board meeting were reviewed. Diane Reeder motioned for approval and Mary Richardson seconded. The minutes were unanimously approved.

In the absence of John Downing, Seth Weiss and Jon Tandler updated the board on ACC issues as follows:

-A meeting was held with Mike Wozniak regarding non-compliant roofing material on his home. He has been asked to draft a letter stating that his roofing material will be brought to neighborhood standards next time the home is sold or in five to ten years, whichever is sooner.

-John Downing has discussed the non-compliant roof on the Mark Adams' residence and will continue with that discussion.

-The Brian Hasler remodel was previously reviewed and approved by the ACC in early July 2007. Since that time the remodel has become more extensive but will result in substantially the approved outcome.

-Larry Weide wrote a letter to Mr. Tandler regarding the approval process that he went through for his new, approved roof. He was concerned that others in the neighborhood are not getting ACC approval and are putting up non-compliant roofs. Mr. Tandler has addressed the matter with Mr. Weide directly.

Seth Weiss presented the board with a listing of "Reviewed and Approved" roofing materials and cover letter that the ACC drafted and would like to have sent to all neighbors. The listing delineates types of currently available roofing materials that would be within ACC standards and is being sent as a guideline. Jon Tandler made a motion to approve the mailing to the neighborhood and Ron Lehr seconded it. The motion was unanimously approved.

Mary Richardson noted that 86 neighbors had already paid the \$150 assessment for the covenant review and amendment process (60%) and will be sending out a reminder notice to those who have not yet paid the assessment.

Mary Richardson handed out a current financial cashflow statement and noted that 142 of the 144 residences had paid the annual dues for this fiscal year.

Mary Richardson discussed the need to open a separate checking account to hold the funds that the Cherry Hills North Metropolitan District will be contributing towards the covenant review and amendment process. It was agreed that she should open one for those funds and also track the use of assessment monies, whether in a third

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account or on a ledger to assure that funds were being used for the purpose of the review and amendment process.

Jon Tandler reported that our counsel, Leslie Topfer, had completed drafts of the covenants (homeowners declaration) and ACC guidelines (design guidelines). It was decided that Jon would send a copy of each to the members of ACC and the board for their review.

Discussion ensued about how to present new covenants to the neighbors. Ron Lehr suggested a 20 point comparison of old vs. proposed covenants, to be done by Ms. Topfer. The board members felt that this would be a good listing to give to neighbors during their review and consideration process.

Jon Tandler requested that he and two others members more closely review the documents before he makes comments to counsel. Dan McComb and Diane Reeder were asked to help in this review process.

Diane Reeder discussed the fact that, contrary to prior belief, the HOA insurance policy did not include traditional D&O coverage. She is working with an outside broker, Brian Henry at the Hays Companies of Denver, to obtain such coverage. Mary Richardson motioned that Ms. Reeder be authorized to purchase such coverage and Ryan Cunningham seconded. The motion passed unanimously.

Jon Tandler noted that the individual who kept the lights and light housings for our neighborhood signs neat was no longer able to do so. Mr. Tandler will hire someone else to perform this function.

Ryan Cunningham discussed the success of the annual neighborhood party on September 15<sup>th</sup>. It was well attended by a wide range of residents and was enjoyed by all who attended. Mr. Cunningham noted the assistance he received in setting up, running and cleaning up the party from a number of our neighbors. The party cost approximately \$1350.

Seth Weiss asked board members to make suggestions for potential new ACC members.

A motion to dismiss was made by Jon Tandler and seconded by Cyndi Sauvage. It was unanimously approved. The meeting adjourned at 9:20 pm.

Submitted by:



Diane Reeder  
Secretary  
Cherry Hills North Homeowners Association