

**Cherry Hills North Homeowners Association  
Board Meeting  
April 13, 2009  
Minutes**

A board meeting was held on April 13, 2009, at the residence of Jon Tandler. The following Board and Architectural Control Committee ("ACC") members were present: from the Board - Jon Tandler, Dan McComb, Helen Dickens, Frannie Matthews, Riki Hashimoto, Linda Carney, and Diane Reeder; from ACC - John Downing, Seth Weiss and Geoff Landry. Richard Johnston, counsel for the covenant amendment process for the Cherry Hills North Homeowners Association ("HOA"), attended the meeting as a guest. The meeting was called to order at 6:05 p.m.

Minutes from the December 3, 2008 board meeting were reviewed. A motion to approve the minutes was made by Jon Tandler and seconded by Dan McComb. The minutes were unanimously approved.

Helen Dickens reviewed current finances for the HOA. The Board discussed the amount of the HOA's annual dues and determined to keep them at the current \$50 for the 2009/2010 fiscal year. Helen stated that the annual dues invoices would be sent out soon. She further noted that \$5,421 had been paid to outside counsel, Richard Johnston, for the covenant amendment process to date.

Jon Tandler reviewed what he deemed to be the highlights of the amendments to the proposed Amended and Restated Bylaws ("Bylaws"), Amended and Restated Declaration and Agreement Establishing Protective Covenants ("Covenants") and Attachment to Articles of Incorporation ("Articles") for the HOA.

There were no comments to the changes proposed for the Articles. A discussion ensued regarding the various amendments to the Bylaws and Covenants. The Bylaw changes were discussed first. Issues were raised and changes made to the draft ("Changes"). A motion to approve the Bylaws, subject to the Changes, was made by Jon Tandler and seconded by Diane Reeder. All Board members approved the motion with the exception of Linda Carney therefore the motion failed for lack of unanimous Board

**Cherry Hills North Homeowners Association**  
**April 13, 2009 Minutes**  
**page two**

approval in compliance with the terms of the currently controlling HOA bylaws.

Discussion then continued on the Covenants and changes notated on the draft. Jon Tandler and Richard Johnston agreed to incorporate these changes to the draft Covenants.

Updated drafts of the Covenants, Bylaws and Articles will be sent to all members of the Board and ACC with the hope of distribution to the neighborhood for approval of the Covenants sometime prior to the annual meeting currently scheduled for June 18, 2009.

The meeting was adjourned at 9:45 p.m.

Submitted by:

A handwritten signature in black ink, appearing to read "Diane F. Reeder", with a long, sweeping horizontal line extending to the right.

Diane F. Reeder  
Secretary, Cherry Hills North HOA