

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

February 20, 2014

A regular meeting of the Board (the "Board") of Directors of the Cherry Hills North Homeowners Association, Inc. (the "Association") was held on February 20, 2014, at the home of Jennifer Niederhauser. 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	Linda Carney
Sean Odendahl	Deb Donovan
Alan Levin	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. DISCUSSION OF DAMAGED SIGN ON S. HUDSON WAY

Ms. Niederhauser led a discussion concerning the CHN sign on S. Hudson Way and Sanford, which was damaged the night of January 31. She presented the police report and noted that the insurance company had been contacted. For safety, an electrician had been hired to turn off the power to the sign. She noted that she had contacted the city, which refused to clear the debris. Questions were asked and answered. Upon motion duly made and seconded, and unanimously approved by all Board members present, Mr. Levin was authorized to coordinate the removal of the debris with a third party.

3. DISCUSSION OF COMMUNICATION WITH DISTRICT

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") and appropriate involvement by the Board. The District communicated to the Board that until a ballot measure passed that would ensure greater funding for the District, that it was not in a financial position to assume maintenance and other obligations with respect to the signs. Questions were asked and answered. A representative of the District joined the Board discussion and gave informal feedback concerning a mill levy initiation that the District was proposing. It was determined that Mr. Odendahl and Mr. Diamant continue efforts to establish parameters for the District to assume responsibility for the signs in the event funding became adequate. It was also determined that facilitating a joint, consecutive meeting of the District and the Association would be in the best interests of the members of the Association and that the Board would review and select available meeting dates with the District.

4. DISCUSSION OF DAMAGED SIGN ON S. HOLLY WAY

Ms. Niederhauser led a discussion concerning the CHN sign on S. Holly Way and Happy Canyon and related implications of pursuing a strategy of rebuilding that sign. Upon motion duly made and seconded, and unanimously approved by all Board members present, Ms. Niederhauser was authorized to coordinate the replacement of that sign, including securing necessary or appropriate permits, easements, and other permissions from interested parties provided that the Association assume no

ownership interest in property that would result in the Association becoming subject to greater regulation under the Colorado Common Interest Ownership Act.

5. DISCUSSION OF NEIGHBORHOOD LETTER

Ms. Niederhauser led a discussion concerning a proposed neighborhood news letter previously circulated to the Board. Questions were asked and answered; suggestions were made.

6. FINANCIAL UPDATE

Ms. Donovan presented the Association's current financial position to the Board, which was reviewed. The Board discussed the status of the Association's collection of dues and the delivery of statements for the next period.

7. APPROVAL OF PAST MINUTES

Minutes from the July 31, 2013, and October 7, 2013, meetings were presented to the board. Comments were made. Upon motion duly made and seconded, and unanimously approved by all Board members present, each set of minutes, as commented upon, were approved and ratified.

8. DISCUSSION OF CHN WEBSITE

The Board reviewed a beta version of a proposed neighborhood website. Questions were asked and answered; comments were made on the content. The Board further discussed privacy concerns and the appropriate way to post public information, to solicit further information, and to provide members with the ability to modify, approve, and remove their respective household information, including password protection.

9. ADJOURNMENT

There being no further business before the meeting, on motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:20 pm MT.



Sean Odendahl
Board Member & Secretary