

Cherry Hills North Homeowners Association
February 1, 2010
Meeting Minutes

The meeting was called to order at 7:11 pm.

The following Board members were in attendance: Kirsten Heckendorf, Frannie Matthews, Geoff Landry, Margaret Bierman, and Linda Carney.

- Frannie Matthews reported receipt of a refund check from the insurance company. Geoff Landry to follow up with the insurance company to ensure the policy is in effect.
- Geoff Landry presented a Treasurer's report, indicating the current state of the account. Geoff agreed to produce a detailed budget for the year, to be considered for approval at the next meeting.
- Geoff Landry reported that dues notices need to be sent to homeowners in March. A lengthy discussion ensued regarding the dues amount. Since the funds in the regular account continue to grow, and expenses remain constant, the Board agreed to keep the dues at \$50 per year. At some point in the future, the Board may consider reducing the dues fees, or returning some funds to homeowners, if the balance in the account continues to grow and expenses remain low.
- Geoff Landry reported that the annual report for the HOA has been filed with the State, and the fee has been paid. The HOA is to reimburse Geoff Landry for the expense.
- The Board continued its discussion from the last meeting regarding the bylaws and covenants issue, including the fact that any path forward must take into account the limited budget (~ \$1900) that remains from the special assessment for this purpose. The Board agreed to contact homeowners to see if anyone is willing to serve on a special committee to look at this issue. The list of people interested in this committee last summer was not in the box of materials turned over by the previous Board. Attempts to get the list have gone unanswered. Kirsten will send another request asking for the list.
- The Board began discussion of a newsletter to be sent to homeowners. Now that the holidays are over, the Board is hopeful that homeowners will be more willing to participate on the ACC, social committee, and governing documents committee. The newsletter should contain a call for involvement.
- Margaret Bierman reported on a call received from Dar Tomlinson regarding an issue with a neighbor's home. No details were provided in the voicemail message. Margaret Bierman left a reply message, requesting Dar call again to discuss. Margaret Bierman drove through the area and did not see anything egregious on any property, but noted that there is a house under construction close by. Margaret Bierman asked Geoff Landry to follow up with Dar Tomlinson to understand her particular concerns, which are assumed to be related to the construction effort.
- Kirsten Heckendorf agreed to discuss the concerns of the Board related to Mr. Richard Johnston's legal bills with Christin Mastin to get input on the issue. The Board believes Mr. Johnston overcharged for some items and may have double-billed for others. A legal view of the invoices is needed to help understand what is reasonable to expect in returned fees.
- The meeting adjourned at 8:07 pm.