

Cherry Hills Property Owners Association, Inc.
Membership Meeting Minutes
Panera Bread, October, 2013

President Emily Givens called the quarterly meeting to order at 7:05 pm and determined per the bylaws that there was a simple majority present. 9 of 163 property owners were present: YW407, HB5107, CHB5114, ST260, YW443, HB5278, CHB5042, CHP5199 in addition to the April Gebkin VP, and Terry Michael Sec.

Business Meeting

Minutes from April were not readily available. Terry discussed some details from the previous minutes, but left out many areas. A copy of the minutes will be emailed to the neighborhood and approved at the next general meeting.

Treasurer's report

Patti presented the attached financial statements dated 10/8/2013 as a part of these minutes.
Some general discussion was held on the current state of liens.

The nomination of Brandon West was offered by Emily Givens and seconded by Terry Michael. Brandon briefly discussed his history and a vote was taken, and nomination passed unanimously.

Emily extended a hearty thank you for all the work that Patti has done over the past 5 years as Treasurer. It was recognized that she had set many of the current structures and processes in place and has left the accounts and board in a wonderful position to move forward.

No ACC members were present, so Emily discussed some issues that the ACC had faced. Most discussion centered on CHB5019 and the construction project over the past many months.

A discussion of current fees of \$66 being raised to \$72 was forwarded by Emily. The board had felt that there was no need to raise the dues this year because of a current surplus. Caution was prompted by several home owners. While others felt that it would be a good relief for the community. Terry interjected that the pond 6 repairs were not getting a good response from his request in the newsletter and the current bid from Gabris was about \$2,900. The discussion of dues was sidelined with a discussion on the pond repairs. Later it was taken back up and the consensus was to advise the board to go ahead and raise the dues this year to \$72.

Terry discussed in general the needs for repairs on pond 6. Several people volunteered and advised on the need for more specificity and concrete requests for action. Terry stated that he would put together an email with specific needs and requests for the upcoming 26 Oct workday.

Emily and April discussed an initiative to include an invoice with the Jan newsletter so that home owners would have physical reminder of the years dues an invoice to mail back to the board. All were in favor of the initiative.

Terry updated the homeowners on the request for bids for trash services. Only 1 bid was returned and it was for the same amount as we currently pay. A discussion of the history of our current service along with the recommendation of the need for a contract ensued. April agreed to pursue a renewal of our current waste service provider.

The floor was opened for any other general needs or concerns. A concern was raised about the timing of the Dec newsletter and the need for a reminder on holiday decorations. A concern was raised for feral and pet cats in the neighborhood and the need for neighbors to control their animals because of landscaping

problems and male cats marking territories on porches and hot tubes and the like. Another concern was raised over the lack of maintenance of the entrance areas (pots and dead/missing trees).

Motion to adjourn was unanimously seconded and approved at 8:20pm