

Cherry Park Owners Association

Meeting Minutes

Meeting at Koelbel Library July 19, 2022 – 6:00 pm

In attendance: Amber Barnes, Yuri Tavbin, Johnny Castellano, Debbie Young, and Courtney Lamborne

Residents: Don Werschke, Jim Whipp, Amanda Burgie, and Christen Rodenburg

- I. Call to Order 6:02 pm
- II. Approval of minutes from May meeting
 - Motion for meeting minutes to be approved - they are approved
- III. Reports
 - Treasurer (Debbie)
 - Used \$1000 in city grants to supplement for the July 4th party
 - Hot dogs alone were about \$1000
 - \$4650 in dues collected so far this year - about the same as previous years
 - Will have pool party and Dumpster Day and those collect dues for participation
 - Over \$50,000 between checking and the reserve fund
 - Communications (Courtney)
 - Eblast will continue to be done by Johnny
 - Courtney will email Amber the Pickens to upload to the website
 - Next Pickens will go out before the pool party and Dumpster Day
 - GID
 - Singing Hill hasn't responded to getting a bid on mulch yet. Johnny will follow up
 - Singing Hills sent an outstanding bill from November - they will need to contact the City of Centennial to resolve. They didn't clean up the pine needles or leaves in the fall so the entirety of the bill wasn't paid
 - ACC
 - Letters sent out addressing violations for houses that we received complaints
 - E Caley
 - Wood pile
 - This was the first written complaint received by the HOA
 - Letter went out to the homeowner 7.20.22 and delivered in person
 - S Jasmine Way
 - Upkeep is "obnoxious to the eye"
 - This was the first written complaint received by the HOA
 - Homeowner has already cut down the weeds

- Board has agreed to send a letter since there was a written complaint
- S Locust Way
 - Rock pile
 - This was the first written complaint received by the HOA
 - Letter went out to the homeowner 7.20.22 and delivered in person
 - Letters will continue to be sent by Yuri when there is a complaint

IV. Resident complaint letter to Board

- Received a letter with the above houses covenant violations and unhappy with the Board responsiveness
 - The Board reviewed the procedures addressing covenant and rule enforcement
 - The procedures for complaints are outlined in the Resolution of Cherry Park Owners and Association, Inc Regarding Policies and Procedures for Covenant and Rule Enforcement
 - This was the first written complaint about any of the houses mentioned in the letter
 - The board has already been in contact with a law firm addressing some of the additional suggestions outlined in the letter regarding changing covenants and bylaws

V. Update on hiring an attorney

- Johnny talked to an attorney today
 - They would review covenants and bylaws and a one hour meeting - \$1850
 - \$305 an hour for any additional work billed in six minute increments
 - Email Johnny any questions for the attorney and suggestions on what we would like to change
 - Motion to hire the attorneys - motion approved
- Sober Living house
 - Locust Way, Helpful Heart House
 - A neighbor informed the board that the homeowner didn't know that this is a sober living house until recently
 - The owner used a Property Manager and the PM rented it out to the company that is running the house
 - Company that is running the house has requirements that need to be met to continue - ask attorney for guidance on this
 - Any communications will be sent by an attorney

VI. New Business

- Dumpster Day - September 10th, Courtney will arrange the dumpster. Amy Kern pays for the first one and we pay for the second. We split the cost if we only use one
- Courtney may look into food trucks for the fall
- Pool party - Courtney will contact SSPR
 - August 20 @ 6:15 pm - 8:15 pm

- Ask if we can have the pool an hour earlier than it usually closes
 - Pizza, drinks, and dessert provide by HOA
 - Evite will be sent out in notification
- Chili cookoff
 - October 1st @ 2-5
 - Amber will see if someone else wants to do the fall festival part
 - Courtney will run the chili cookoff
- Sub station update
 - There's a new person that is in charge of the sub station - Liz Gardner
 - Contract is that the sub station will be irrigated by Excel. Cherry Park does the maintenance, but Johnny has requested they clean it up to a state that is acceptable prior to us doing the maintenance

V. Capital Improvement Project

- Jim and Don are heading the project
- Fence
 - Judy Liimatainen and Michael Evans will be contacted by Jim to find out where they are with the fence portion of the project

VI. Adjournment

- 7:40 pm