

Cherry Park Owners Association

Meeting Minutes

Meeting at Koelbel Library November 9, 2021 – 6:00 pm

In attendance: Amber Barnes, Johnny Castellano, Debbie Young, Courtney Lamborne, and Judy Liimataine and various homeowners

- I. Call to Order 6:03 pm
- II. Approval of minutes from September meeting
 - Motion for meeting minutes - they are approved
- III. Reports -Treasurer (Debbie Young)
 - Dues collected \$6750 so far this year
 - Two more Pickens for this year
 - Take off Zoom from Auto-renewal for 2023 (Treasurer to do)

- Communications (John Castellano)

 - Pickens - we have 2 left to do
 - Website is up to date
 - Discussion on how to get people on Eblast - add to the Pickens a section of how to get on the Eblast list

- ACC (Judy Liimatainen)

 - No issues with ACC
 - Jersey has a trailer in the backyard that is over the fence
 - Johnny will send a letter to the homeowners

- GID (John Castellano)

 - Singing Hills turned off the water
 - Ask to put in new mulch for next year
- IV. Elections
 - Debbie Young, Courtney Lamborne, Amber Barnes were elected
- V. Adjournment
 - 6:20 pm
- VI. Call to Order / Reconvene as new board
 - 6:21 pm

VIII. GID Update

- Formed in 1987
- The easement that Fox Ridge got the city to use was a 3 foot easement
- There are 47 houses that have the old fences
- There is a fact sheet that will be published that Judy created
- Judy will meet with a fencing company and also the GID City Employee to see if there are surveys are available
- For the mill levy rate increase, we would need to form a committee on budgets and future costs
- Johnny will schedule a GID meeting for the neighborhood

VII. New Business

- Survey Result Review
 - Amber will reach out to residents that were interested in volunteering to come to the next meeting

IX. Adjournment

- 7:30 pm

Fact Sheet for the GID

GID was formed in 1987 and in the original document the GID is responsible for: fencing, sprinklers and systems, trees, shrubs, grass, decorative stones, entrance markers, sidewalks, pathways, lighting systems and general landscaping items to be placed along the common border.

There are 322 houses in the neighborhood. The GID is funded by a tax on your property tax bill. It is calculated like this: Actual Value X Assessment Rate = Assessed Value. Assessed Value X Mill Levy = Taxes Due. The Mill Levy rate, .003565, has not changed since 1987.

The common fence that runs along S Krameria on the West side or South side of E Weaver, from information available, was erected by the developer before we were a GID. Not sure about the fence along Holly or along Arapahoe. Also don't know about the path or the fence along the park. I will be checking the county platt maps to check those out. None of the fences erected by the developer have easements by the city. It was not necessary in those days. When the fences are replaced the city will require easements of all the homeowners. The city stated that the developer put those up and if that is the case then the GID needs to maintain and replace the said fences. The GID definitely needs to maintain and replace the fences that were put up in 2016-17. Homeowners gave the city easements and those are the only ones on record. Those 18 fences and a monument cost 142,000 when they were done in 2017.

Studying the expense analysis sheets from 2015 to present and the surplus after expenses each is anywhere between \$5000 to \$40000. If the fences are definitively the GID responsibility then we will need to make a plan on how to finance their repairs and replacements going forward. To raise the levy we will need to go through the city of Centennial and have an election. The election will cost us some money. It requires 51% of the residents approval to pass this action. This process in other neighborhood GIDs has taken several years so we are just starting this journey.

I have contacted a fencing company to come and evaluate the state of our fences and to give us an estimate of the linear feet of fences that we have. He has not made it to our neighborhood yet. He does represent a company that is sanctioned by the city.

Going forward the GID will be responsible for fencing and the rest of our usual expenses. We should be aware going forward that any revision to landscaping should be made with the idea that water will be scarcer and more expensive in the future, so use of native, low water need plants and trees is advised

In conclusion, I think we need to form a committee to start looking at the issues. We need to start educating people about the GID responsibilities, costs currently and issues going forward.

Judy Liimatainen

Judy.liimatainen@gmail.com

**Cherry Park General Improvement District
Fund Budget Detail**

| REVENUES | 2016 ACTUAL | 2017 ACTUAL | 2018 ACTUAL | 2019 ACTUAL | 2020 ACTUAL | 2021 ADOPTED | 2021 PROJECTED | 2022 BUDGET | (\$) 2021 ADPT vs 2022 | % CHANGE |
|------------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|---------------------------|------------------------|----------------------------------|-----------------|
| Property Tax | \$ 48,449 | \$ 52,180 | \$ 54,056 | \$ 57,068 | \$ 57,325 | \$ 59,300 | \$ 59,560 | \$ 61,350 | \$ 2,050 | 3% |
| Specific Ownership Tax | 3,712 | 4,467 | 3,927 | 4,473 | 4,095 | 3,000 | 3,100 | 3,000 | - | 0% |
| Investment Income | 1,112 | 1,184 | 1,707 | 2,801 | 1,405 | 1,500 | 2,500 | 2,000 | 500 | 33% |
| TOTAL REVENUES | \$ 53,273 | \$ 57,831 | \$ 59,690 | \$ 64,342 | \$ 62,825 | \$ 63,800 | \$ 65,160 | \$ 66,350 | \$ 2,550 | 4% |
| EXPENDITURES | | | | | | | | | | |
| County Treasurer's Fee | \$ 727 | \$ 783 | \$ 811 | \$ 856 | \$ 867 | \$ 900 | \$ 900 | \$ 930 | \$ 30 | 3% |
| Professional Services | 2,601 | 2,500 | 2,551 | 2,500 | 100 | 2,500 | 2,500 | 2,500 | - | 0% |
| Bank Fees | - | - | - | 339 | 357 | 350 | 350 | 400 | | |
| City Attorney Services | 3,964 | 1,048 | 247 | 57 | 114 | 2,000 | 500 | 2,000 | - | 0% |
| Grounds Maintenance | 131,115 | 97,569 | 14,538 | 16,680 | 17,117 | 39,500 | 25,000 | 39,500 | - | 0% |
| Utilities | 11,523 | 8,349 | 9,461 | 6,282 | 7,972 | 8,000 | 7,500 | 8,000 | - | 0% |
| TOTAL EXPENDITURES | \$ 149,930 | \$ 110,249 | \$ 27,608 | \$ 26,714 | \$ 26,527 | \$ 53,250 | \$ 36,750 | \$ 53,330 | \$ 30 | 0% |
| Revenues Over (Under) Expenditures | \$ (96,657) | \$ (52,418) | \$ 32,082 | \$ 37,628 | \$ 36,298 | \$ 10,550 | \$ 28,410 | \$ 13,020 | | 23% |
| FUND BALANCE | | | | | | | | | | |
| Beginning Fund Balance | \$ 189,690 | \$ 93,032 | \$ 40,614 | \$ 72,695 | \$ 110,323 | \$ 146,621 | \$ 146,621 | \$ 175,031 | | 19% |
| Net Change in Fund Balance | (96,657) | (52,418) | 32,082 | 37,628 | 36,298 | 10,550 | 28,410 | 13,020 | | 23% |
| ENDING FUND BALANCE | \$ 93,033 | \$ 40,614 | \$ 72,696 | \$ 110,323 | \$ 146,621 | \$ 157,171 | \$ 175,031 | \$ 188,051 | \$ (6,703,950) | 20% |