

## Cherry Creek Springs HOA – Annual Members Meeting - September 24, 2018

### Presidents Report to the Members

Cherry Creek Springs Home Owner's Association (CCS-HOA) is coming up on the end of the second year of resumed, self-management of the association.

Over the past two years;

- 1) the use of our website has become routine and integrated into our daily activities,
- 2) book-keeping and accounting practices have been internalized,
- 3) legal consultative services with Hindmann-Sanchez has been established and utilized,
- 4) roles, responsibilities and daily activities of Board positions have evolved, become better understood, response expectations normalized, and increased definition of responsibilities and accountabilities,
- 5) empowerment of committees has been pursued; divesting the Board of ownership and accountability of daily activities and project activities,

... but most importantly...

- 6) members of the community have engaged, proactively participated and owned projects of interest.

The ownership for projects demonstrated by the dusty roads committee (Glenn Paget), FireWise USA committee (Susan Beiner) and Hay Harvesting committee (Stacey Bandoock /Janelle Price-Smith) are examples where members have expressed interest in an activity and taking ownership for advancing those interests.

Our water coordinator (Richard Schooff) has demonstrated similar leadership and accountability in the role, making it his own, and acting with minimal input from the Board.

When we look at community involvement in our activities, we have twelve (12) households (~10%) with members leading committees, or sitting on the Board of Directors and Architectural Committee.

During this period we've seen a significant improvement in weed control on community properties and lots; albeit some members report having received notices from El Paso County again this year for having noxious weeds on their properties.

We've also seen the old barn on Hodgen Road be closed-up and secured; after five (5) years of discussions on what to do with the barn. In so doing, we've hopefully reduced potential liability exposure and which will allow time for the rejuvenated Barn Restoration committee to develop and submit proposals for member consideration.

Progress continues in developing walking/equine trails linking the south and north ends of the common area. The Board has received positive feedback for keeping these trails mowed. Duane and Paw Wagner have taken ownership of the south-end trails; keeping them mowed as if an extension of their yard. Unfortunately, the bridges spanning the creeks have deteriorated over the years; with multiple events of cracked and broken planks being adjacent to recently replaced ones. In August, the Board closed the bridges based on safety concerns for horses and their riders; while assessing long-term options for crossing the creeks in the common area.

With the termination of management company services and return to self-management, the past two (2) Boards have adopted an approach of covenant enforcement being the collective responsibility of the members; relying predominantly on concerned members reporting potential covenant violations to the

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Board. The Board then acting on those alleged violations to assess and enforce as deemed appropriate. Over the past year, we've seen an increase in member initiated allegations of complaint violations which demonstrate increased member involvement (i.e. self-management of our association). The option of performing periodic drive-through inspections with Architectural Committee (AC) and Board of Director members was discussed; with the decision to not implement and encourage member reporting of alleged covenant violations of concern to individual members.

Our association has had a turn-over rate of ~10%/year - over the past couple of years. With that turnover comes new members, new ideas, new interests. This time last year, the Board established a CC&R Rewrite Committee and charged it to ascertain member interests and develop proposed revisions which reflect the interests of our current members. Our current CC&Rs were last revised circa 2001; with a lot of change having occurred over the past seventeen (17) years.

The committee has covered and developed positions for proposed revisions to the CC&Rs; with the exception of paragraph 31 (parking of trailers) and paragraph 32 (acceptable animals). These two (2) items have been identified as being controversial, contentious and heavily influenced by each of our personal opinions, beliefs and values.

The “big agenda item” for the upcoming year will be the “referendum” on our CC&Rs. In this process, members will be asked to consider what should be the purpose, oversight and scope of activities of your HOA; along with defining the details related to recreational/trailer parking and allowed animal ownership within the community. Members will asked to be involved, express your perspectives and engage in the process of revising our CC&Rs to reflect the interest of today’s members. Each member will be asked to assess the proposed changes; and evaluate whether or not the revisions will “preserve Cherry Creek Springs as a high quality residential area of lasting value.”

As members of the association, each of you is invited and encouraged to get involved in shaping and developing our community. In addition to active engagement in the CC&R revision process, members are encouraged to get involved with committees of interest to them, and/or bring forward proposals for improvements which will serve current and future HOA member needs and interests. Sign-up sheets for membership on committees are located at the sign-in tables.

I would like to take this opportunity to express my appreciation and gratitude to Joy Griffin (Secretary) and Doug Walters (Treasurer) for their pro-active engagement, leadership and support provided this past year. In addition to the responsibilities related to their Board role, they assumed additional responsibilities, covering for me during my protracted business-travel assignment earlier this year.

In closing, I'd also like to express my gratitude to the many HOA members who have communicated support and their appreciation of the Board, it's decisions and activities over this past year.

Respectfully,

Norm  
Norman Habermehl DVM MBA  
President – Cherry Creek Springs HOA (2017-2018)