

**DRAFT MINUTES**  
**CHERRY CREEK SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**March 20, 2017**

**CALL TO ORDER**

The meeting was called to order by President, Norm Habermehl at 6:31 PM. Present for the Board of Directors were Norm Habermehl, President; Jim Bowlin, Secretary; and Joy Griffin, Treasurer. There were 23 households represented in person at the board meeting.

The President opened the meeting by addressing the policy on audio and video recording during meetings. He apologized for an out-of-date Meeting Policy being recently posted to the community website by our past management company, and stated that we have corrected that oversight on our recently redesigned HOA website. The Board concurred on intent to enforce the current policy barring unauthorized recording in order not to inhibit free and open dialog during private HOA meetings.

**MINUTES**

Minutes of the January 17, 2017 Board of Directors meeting were approved without modification.

**BOARD MEMBER REPORTS (SECRETARY, TREASURER, AND PRESIDENT)**

Secretary's Report (Jim Bowlin, Secretary)

The Secretary provided an update on the status of the HOA website, indicating that site development was complete and that all reported problems had been fixed. He requested that community members continue to provide feedback to him as they discovered any new issues. Once Board members and committee chairs received training on website maintenance on Saturday, March 25, the development phase would be considered complete.

Treasurer's Report (Joy Griffin, Treasurer)

1. Assessments: Two lots have not yet paid the 2017 assessment and have been charged late fees. One lot is in arrears for 2016 and will have a lien filed against it.
2. Taxes and Audit: The management company did not compile the required financial information during 2016. Although Associa has been helpful in responding after the fact, we will likely have to file an extension of our taxes and delay the transition audit until the files are complete.

Old Business (Norm Habermehl, President)

1. AC Election Policy: The policy has been updated to remove references to Declarant-appointed members and to align with the covenants. The amended policy was approved by the Board and will be posted on the HOA website.
2. Legal Review of HOA Policies: The Board has completed its review of the HOA's nine required policies and will submit them to Hindman-Sanchez, our legal counsel, for legal review and updating to keep us current with changes in applicable laws.
3. 2017 Common Area Harvesting: The Common Area Committee proposed following Bob Olsen's recommendation of aerating in the Common Area in the Spring in exchange for

claiming the full crop of hay later in the season. Early aeration would help the native grasses deal with the low moisture content in the soil this year. An Association member requested that the Board reconsider alternatives for the current year, not realizing that the committee was not able to encourage any other vendors to bid on this year's hay harvest. In the ensuing discussion that addressed both sides of the issue, it became clear that hay harvesting is a cultural icon to many members of this equestrian community. As a result, Janell Price-Smith and Stacy Baddock will co-chair a committee to address a long-term hay dispersal solution for 2018 and beyond. Mr. Olsen's proposal was accepted for 2017.

4. Accent Fencing Along Hodgen Road: The Maintenance Committee will put a sleeve in the ground to hold a fence post near Lot 58 and the old barn along Hodgen Road. This will enable repair of the fence while still allowing access to the barn and adjacent areas when required for access.
5. Material Inventory: Dave Bailor, the past chair of the Maintenance Committee, provided an inventory of community fencing material stored on his property. 35 rails and 12 posts are available.

### **COMMUNITY TRAINING**

Mitch Rohr, owner of Falcon Weed Control, spoke to Association members about weed mitigation. He mentioned that grants may be available through the state and county. Mid-May to early June is the ideal time for early season spraying at our altitude; alternated with Fall spraying every other year.

Mitch will attempt to respond to all requests from Cherry Creek Springs residents. He acknowledges that his voicemail fills daily and his schedule also fills early. It would be helpful for neighbors to coordinate their schedules and request spraying as a block of multiple lots to increase his travel and loading efficiency. He can be reached at [mitchrohr27@gmail.com](mailto:mitchrohr27@gmail.com). The board will post an information form on the website which helps Mitch plan his spraying

### **NEW BUSINESS**

1. Animal Applications: The Johnson family requested approval for a hive of honeybees, a dozen laying hens, and a miniature donkey. After discussion with the Johnsons, Board members, and Association members present regarding training, threat projections, and safety considerations, the Board unanimously approved housing of a single hive of honeybees upon completion of the beekeeping training program in which Jeremy Johnson is currently enrolled, the Johnsons ascertaining that no neighbors within a three-house radius have bee-sting allergies, and the standard provisions for Board-approved animals. The Board disapproved the request for a miniature donkey by a vote of two to one based on the disruptive nature of donkey braying. The Board approved the request for personal use chickens by a vote of two to one. The dissenting Board member requested that a question regarding keeping chickens in the community solely for personal use be added to the upcoming community-wide questionnaire.
2. Committee Charters: Committee charters for the Social Committee, Common Area Committee, and Maintenance Committee were reviewed and approved by the Board.
3. Water Advisory Panel: Two new members have been added to the Water Advisory Panel to bring it back to full membership as it is reconvened to address Phase 2 inputs.

4. Community Survey: Once reviewed by the Board, the web-link to participate in the community survey will be posted on the HOA website in the Announcements section.
5. Insurance Consolidation: Six & Geving visited our community recently and assessed our assets and liabilities in order to propose a consolidated insurance package. Lakeside representatives declined to leave their offices and will not be proposing.
6. Home Sales: The Board approved a guide defining the documents to be made available to owners and title companies by the HOA for home sales, and set a fee of \$100 for preparation of a routine disclosure statement.
7. El Paso County: The President generated action via a phone call and emails to Commissioner Glenn's office on several issues affecting the community. We are still waiting for the county to move electrical cables at the corner of Herring and Hodgen Roads.
8. Water Meter Readings: Only 56 households met requirements to report the March 1 meter reading by March 10. Because delays in launching our website and transitioning HOA email addresses adversely impacted communications only weeks before this deadline, the Board will communicate the statistics to the State and accept fault for a poor showing. In the interim, letters will be sent to each homeowner who failed to report the March meter reading on time, reminding them of their obligation and stating that a fine should be anticipated for failing to report on time in November.
9. September Annual Meeting: The Treasurer was requested to inquire about reserving the Kilmer auditorium for an evening meeting of the community in September.

#### **OPEN FORUM**

Several community members have recently cited concerns about dust and gravel being blown by passing cars on our community's unpaved roads. Long-time residents and past HOA officers acknowledged that the issue has been brought to county officials in the past, who respond that there are insufficient funds for chemical spraying. Mike Smaldino agreed to work to get an audience with Commissioner Glenn to address potential resolutions. Association members are prepared to attend a meeting to air grievances and request action as a large, vocal group. In the interim, the Board will post a reminder on the website for residents to "Slow Down, Keep the Dust Down."

#### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:14 PM.

#### **EXECUTIVE SESSION**

The Board convened in Executive Session at 9:25 PM to discuss a collection action and covenant violations.

Having completed business, the Board adjourned the Executive Session at 10:05 PM.

Approved:

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Signature

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Title

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Date