

CCVNHOA
Board Meeting Minutes
March 10, 2009

1. In attendance: Rick Spoor, Dean Goss, Barbara Dorsey, Mary Lou Smith, Chris Leonard, Frank Hare, Jim Goode, Denika Dwyer, Alan Saltzman, Joy Lucisano, and Jennifer Lace.
2. Dean Goss called the meeting to order at 7:15pm.
3. The February minutes were unanimously approved.
4. President's Report: Dean reported that two homes had been sold in the neighborhood, but that values were down.
5. ARC Report: Alan discussed the plans for the Strom home that had been sold to the Delinas. The new residents are planning on a new fence and new front door. They have already obtained permits from GV and the ARC approved their plans. The Oppregards bought the Miller's house and are almost gutting the inside and changing the roof pitch. They have already talked with neighbors and have been approved to the next level of construction, but not for final approval yet. We will be getting final plans soon according to GV.
6. Treasurer's Report: Karen was not able to be in attendance due to illness, but later supplied a report. She confirmed that we have collected dues through 2008 for all 4 properties owned by the Phifers totaling \$2,291 in back dues, interest and fees. Only after many discussions with them and liens placed were the dues paid. The liens will now be removed. Legal fees for this matter were \$764, but Karen was able to get them reduced to \$564. She suggests that although we have a right to sue the Phifers for the legal fees, we should not do so at this time. However, if they create problems in the future or do not pay 2009 dues, she suggests that we move to go after them for the legal fees as well at a future date. Karen also noted that we have over \$56K in the bank now. Our receivables related to HOA dues are currently \$8165. Karen plans on following our Collections Policy very carefully. Late payment statements will be sent on May 1, 2009 with 10% interest and a \$25 late fee added to each account. A copy of the Collection Policy will be included in with each late notice. In cases where over 3 years are past due, stronger wording will be added to the statement to indicate that the lien process will commence in 30 days. This would apply to the following residents: Coslet, Mast, Lehman, Palasz, Smith (Mark and Mary), Vandenberghe, Goldman and Kershaw, Cohan, and Daily. *Chris will help Karen with future liens. Karen also stated that the tax return for 2008 has been filed. Although Karen has found another possibility for a law firm if needed, she is pleased with Hindman Sanchez. She also offered information regarding the Colorado Superlien law which affected

- the dues owed at 4230 S. Alton Pl. These 2008 collectible dues were reduced from \$100 to \$18.68. This will be reviewed again at the next board meeting. Karen also requested additional help getting directory artwork in. *She suggested asking the Asher children and Chris suggested making a request at the Easter event.
7. *Chris reported having problems with changing the phone message and will call the phone company to remedy this.
 8. SOP discussion was put off another month because of Karen's absence.
 9. Dean wondered about handling broker information because some broker got Shelly's phone number. It was offered that maybe they had old information. Broker directions are on the phone line and on the web site.
 10. Logo ideas were passed around. Simplicity was preferred, but the issue was tabled for now. It was noted that our actual name is the Cherry Creek Village North Civic Association.
 11. The dates were announced for both the Easter Egg Hunt and the Spring Workshop. They are in the Newsletter and on the web site.
 12. Barbara's budget for neighborhood plantings was approved for this summer by a unanimous vote.
 13. *The Newsletter was approved and it was decided that this time it would be mailed in an envelope.
 14. Next meeting dates are: April 14 at Chris Leonard's at 4281 S. Alton Pl., May 12 at Barbara Dorsey's home, June 9 at Jen Lace's home and July 14th at Denika's home. All meetings begin at 7pm.
 15. New Business: Joy brought up (just a FYI) a solicitation for the GV directory and expressed a concern that this may cause confusion. Frank suggested that Chris* call GV for a date on bush trimming. Barbara asked *Rick to see about getting the spruces on Radcliffe Pl. trimmed. Marylou reported on the very successful CCHS recycling event. The Board discussed how we would like to promote events at CCHS, but not under the HOA banner. Joy discussed the Ron Rakowsky letter and mentioned that she had registered herself to receive notification from GV regarding new permits issued in the neighborhood. No new ones had been received to date. Joy also reported on a recent coyote conference

for local government employees. One interesting thing mentioned was that there is evidence that if coyotes are stressed, they actually will increase in numbers.

16. Dean adjourned the meeting at 8:25pm.

* Indicates action item.