

CCVNHOA Board Meeting

November 10, 2015

In attendance: Paul and Sharon Oppgard, Dean Goss, Frank Hare, Karen Kronauge, Katie and Gary Kleeman, Barbara Dorsey, Rick Spoor, Amber Pleiss, Edie Widoff, Tom McCarthy and Pam, Henry Gardiner, Shannon Hackett, T.J. Gordon, Anne Egan, and Adam Brown

Meeting commenced at 7:10 pm.

AirBNB Discussion: Adam Brown from Hindman Sanchez opened the meeting with a brief overview of AirBNB's and specifically, how they relate to CCVN's HOA Bylaws and Covenants. In our neighborhood association, all short-term leases such as AirBNB's and VRBO's are expressly prohibited. There is no other way by which to interpret this from our Bylaws and Covenants. Karen mentioned that we need to abide by our Covenants and Bylaws amended in 2004. Adam's advice is always to abide by the specific HOA declaration and be forthright with homeowners if they are not in compliance. The enforcement mechanism needs to apply equally. Adam added that amending our Bylaws and Covenants would require a majority of CCVN homeowners. Tom said he would have appreciated a phone call or an email about his non-compliance. Karen mentioned that Tom was given notice when Frank stopped by with a copy of the HOA Bylaws and Covenants and Dean added that this personal visit was intended as a courtesy. Pam was angry about the timing of the visit. Tom believes that short-term rentals are positive for neighborhoods and the City allows them, but he understands that our specific HOA declaration supersedes this based on the letter he received from the City Attorney. Tom complained that in his opinion, CCVN HOA covenant violations are not being uniformly enforced. Rick said to bring these issues to the board's attention and they will be promptly addressed. Dean mentioned that the process by which to change the HOA Bylaws and Covenants is to get the signatures of a majority of homeowners (essentially 95) and present these signatures at the Annual HOA meeting. Karen thanked Adam for attending this meeting, explaining the legal perspective behind the issue, and sending letters. She also mentioned that this was not a personal issue. Anne asked Adam whether we should waive the fees associated with enforcement of this issue; Adam said this decision is at the discretion of the HOA board. Just as a reminder, the CCVN HOA Board, Hindman Sanchez, and the City Attorney all sent separate letters to the homeowner regarding this issue. Rick motioned that the CCVN HOA board waive the previously accrued fines if the homeowner comes into compliance and removes the AirBNB listing by November 16, 2015, seconded by Karen, and unanimously approved. Anne will send a return-receipt, certified letter to the homeowner specifying this board decision.

Handel's Messiah: Rick Spoor said Handel's Messiah will be performed by the Stratus Chamber Orchestra at 7:30pm on December 12th, 2015. This is a professional, top-quality event with free parking being held downtown at the Scottish Rite Center. CCVN residents will receive a five dollar discount. The board asked Anne to send an eblast to the neighborhood after Rick provides the ticket details.

Approval of October meeting minutes: Frank had a few suggestions for amending his section of the October meeting minutes. Dean moved to approve the minutes as written, seconded by Karen, and unanimously approved.

President's Report: Dean reminded members that he and Karen will officially be off the board following the Annual Meeting on December 8th. Jenny Mancini might take over as Treasurer. Shannon Hackett is interested in ARC. Katie and Edie will take over the Welcoming Committee position.

Vice President's Report: Frank said he met with Tom McCarthy on the AirBNB noncompliance issue, followed up with him, and encouraged him to attend tonight's board meeting. He feels like Tom was pleasant in presenting his case. Gary asked that we make sure to add to the next newsletter that all short-term leases are expressly prohibited in CCVN as per the HOA declaration. Henry suggested that

Frank request a meeting with homeowners via email or phone before arriving to discuss an issue. Frank said he encourages everyone to look at the website and make suggestions.

Councilman T.J. Gordon: T.J. said that there will be a lot of new faces on the Greenwood Village City Council after next week's swearing-in ceremony. On the girls' softball field issue, Cherry Creek High School agrees with our HOA board that Field 8 is a much better alternative than Field 1. They are moving forward with that proposal, but there are still some criteria that Creek's attorney would like to present in order to meet Title 9 requirements. T.J. will follow-up on this issue after the group's next meeting. Last summer's South Alton Street tactical response resurfaced again in a report by the National Tactical Officer's Association. This report is posted on the Greenwood Village website. T.J. said that in a nutshell, the tactical response was appropriately applied and while no situation of this magnitude is ever perfect, the response and its resultant no loss of life should be commended. T.J. and Mayor Rakowsky met with Kathryn Farrow regarding her property damage during the incident. The City is willing to work with Kathryn, but this needs to go through the proper insurance channels first. T.J. will invite the Police Chief to our Annual Meeting. He has already asked the Mayor. T.J. said that he is working with the City's Parks and Recreation Department to soften the appearance of the brick wall at the end of the South Akron Court cul-de-sac. The City's newsletter came out today. Please note the revenue scale. The biggest issue facing Greenwood Village over the next few years will be redevelopment. Barbara mentioned how difficult traffic is becoming and T.J. said the City is trying to deal with it in the best possible manner.

Treasurer's Report: Karen mentioned some expenses for the new directory, social events, postage, and administrative costs. Barbara wondered if the new board members will be listed in the directory. The directory has already gone to print, but we can do an addendum with the new members after the first of the year. Paul asked if spending is in line with where it should be. Karen said that yes, CCVN's financials are in good shape and spending down some of our reserves was purposeful and board-approved. We will correct course and cut back on social event expenses going forward.

ARC: Paul said ARC requests are coming in. Shannon asked about the approval process for exterior paint colors.

Annual Meeting: We will discuss the Annual Meeting agenda next month at Barbara's house. Barbara and Karen will bring snacks and coffee to the Annual Meeting. It is Dean's birthday on December 8th.

Old Business: Frank would like to thank the daycare for painting the Tufts Avenue entrance fence. Dean moved to discontinue the HOA phone number, seconded by Barbara, and approved (Amber abstaining).

New Business: Please join us for the Adult Holiday Party on Saturday, December 5th, at 6:30PM. Our generous hosts are Rick and Daphyne Reiff, 4481 S. Yosemite Court. Please plan to attend the Annual HOA Meeting at Hope United Methodist Church on Tuesday, December 8, at 7PM.

Dean moved to adjourn the meeting at 9:00 pm, seconded by Karen, and unanimously approved.

Upcoming meetings:

December 1	Barbara Dorsey
December 8	Annual Meeting, Hope United Methodist Church
January 12	Frank Hare
February 9	Amber Pleiss

