**December 2018 Annual HOA Meeting**

**Welcome and Introductions:** Jenny opened the meeting and asked board members and meeting attendees

to introduce themselves. She thanked Debra Reinhard, Edie Widoff, Ward Argust, Frank Hare, and Johnny

Poon for their service on the board.

**Greenwood Village Updates:** Jenny introduced the City representatives in attendance. Mayor Rakowsky

said this is his 16th (and final) year at the City of Greenwood Village. He introduced Chief Varney, and Officers

Gutgsell and Valenzuela, in addition to Councilmembers Hilton and Dougherty. Judy Hilton said neighbors will

be receiving the District 4 newsletter and she also mentioned the new coyote decoys in Village Greens park.

Tom Dougherty said it has been an exciting and busy year. City Council has researched the issue of getting

into and out of Cherry Creek Village North, especially during rush hour. Unfortunately, not much progress has

been made. Police Chief Varney said that patrols have been in our neighborhood over 70 times per month;

850 times this past year. He passed out a report. The police have tried to be diligent in addressing traffic

concerns in our neighborhood. Across Greenwood Village, the biggest police issues have been vehicle

trespass. Please be vigilant about your packages this time of year. The Chief’s response time goal is 5

minutes. He said other municipalities struggle to meet this target. Shaun Egan inquired about traffic management around the City and what steps are being taken to mitigate congestion. Mayor Rakowsky responded by saying he believes most of these issues are the responsibility of CDOT and likely won’t get any better. Fire Station 32 will be operational very soon and the vacant Grease Monkey at Belleview

and I25 will be removed. Chief Varney says to be sure to call the police if something doesn’t look right.

**Special Recognitions:** Katie Kleeman recognized Mayor Rakowsky. She mentioned his attention to kids in the Village and in our neighborhood, and his attendance at our neighborhood events. She presented gifts for his retirement and a key to the neighborhood, along with a restaurant gift card. The Mayor invited everyone to his official retirement function next year. Jeff Denchfield recognized Jenny Mancini for her three years of service to the HOA as Treasurer and Acting Board President, and he presented her with a recognition clock.

**President’s Report:** Jenny Mancini said that in the spirit of community building, please reach out to your

neighbors. She thanked the neighbors who stepped up to host our four traditional events this year (Hackley/

Mikelevicius, Roy & Hozian, McKiever, and Edwards/Mayer), and the Reiff’s for including neighbors in their

Feed the Band concerts. She also thanked Concha McNamara and Chris Leonard for putting the directory

together this year. The board deals with a lot of issues on behalf of the neighborhood, including short-term

rentals and Airbnb’s. Please remember that short-term rentals such as these are expressly prohibited in

CCVN. Recently there has been a lot of interface with the City on speeding and traffic issues in the

neighborhood. Please obey traffic laws and keep your garbage under control for rat mitigation efforts. There

is a new HOA Covenant Review Committee to address CCVN enforcement issues. Please refer to the button

on the website, take care of your home, and have conversations with your neighbors. Necessary repairs on

the cut-through have been completed. The Architectural Review Committee dealt with several structural

issues this past year. TJ Gordon presented the 2018 real estate report for CCVN. In 2018, there were four

sales with a low of $625,000, and a high of $775,000. Conversely, CCV South had three sales with a low of

$615,000, and a high of $756,000, and CCV on the Lake had 2 sales with a low of $752,000, and a high of

$765,000. The last six months have seen a stabilization in home prices, but they are still strong.

**Vice President’s Report:** Katie Kleeman thanked the board, Jenny Mancini, and Anne Egan for their work on

the HOA.

**Treasurer’s Report:** Sherry Blim said real estate transfers are fewer this year. There were costs associated

with the fence repair at the cut-through. In order to balance the budget, the board voted to cut neighborhood

social events. Sherry looked at what the events have averaged the past few years, and made suggestions in

response. Concha McNamara asked how much is in the bank. Between checking and savings accounts,

there is currently $38,000 in the bank. Jenny said the HOA must maintain this balance for contingencies.

Katie motioned to approve the 2019 budget, seconded by Jeff, and unanimously approved.

ARC Report: Paul Oppegard said ARC requests were down from 60 in 2016 to 40 in 2017 and 20 this year

(2018). The applications this year included 6 roofs, 3 landscape projects, 4 exterior paint projects, 2 fences, 2

concrete drives/walks, 2 major remodels, and 1 application not approved. The application process is available

on the website; it is both easy and straightforward. Jeff introduced the newest ARC member, Julia Miller. If

you have any questions about exterior home improvement projects, please contact one of them.

CRC Report: Henry Gardiner directed neighbors to Section 5 of the HOA Covenants which addresses most

of the neighborhood enforcement issues. The main thing to think about is that we are a community and

everyone values an attractive neighborhood. If you have any concerns, please contact the CRC through the

button on the website. There are two members of the community currently on this committee, Sherry Blim and Henry Gardiner. Katie mentioned that this committee arose from some neighbors’ concerns about how the neighborhood is being maintained; complaints are anonymous. Gary Kleeman asked Henry if this will be a

proactive or reactive process. It will be reactive since complaints come directly to the CRC through the

website.

**Nominations and Elections:** Jenny has collected proxies from 26 households. Jenny motioned to elect Jeff

Denchfield as President, Katie seconded, and the vote passed unanimously. Henry motioned to elect Sherry

Blim as Treasurer, seconded by Katie, and unanimously approved. Johanna Lewis motioned to approve Lisa

Piantanida as Secretary,seconded by Dennis McCann, and unanimously approved. Jenny thanked the board

and Anne for their efforts keeping the HOA running smoothly.

**New Business:** Gary Kleeman said that there has been a second water main break in the past six months on

South Alton Street. He mentioned that there are 35 CCVN homes outside of the Cherry Creek Village Water

District; all addresses north of 4300, which is the Fourth Filing of Cherry Creek Village. These out-of-district

residences are billed at rates higher than the rest of the neighborhood. Even though out-of-district customers are not assessed the 2.458 mill levy of indistrict customers, he calculated that in 2018, his total bill was about $200 greater than if he had been billed and taxed at the in-district rate. Phil Viseur provided some historical background on this issue. He is on the CCVWD Board. At the time Phil moved into the neighborhood, there was no differential in the rate and this was an attempt to make it up. Henry asked how it would

work to add the 35 homes to the Cherry Creek Water District. Phil said it would not be done cheaply and

CCVN would need to take a vote to annex the north-end addresses. Gary would like board support for this

issue. Gary attended the December CCVWD Board meeting and requested that the Fourth Filing be brought

into the District. Afterwards he was told that the CCVWD Board would neither support nor oppose bringing our area into the District. This would require an election of homeowners, but it only needs 50% plus one of the

ballots returned to pass. A mail-in ballot can be conducted at minimal cost, so Gary has started to circulate a

petition to take to the Board that would provide the basis for an election. Please contact Gary Kleeman at

303-918-5686 with any questions, or for more information. Meeting adjourned at 8:45 pm