

CCVNHOA Board Meeting

June 12, 2018

In attendance: Debra Reinhard, Jenny Mancini, Jeff Denchfield, Sherry Blim, Paul Oppgard, Sue Rice, Henry Gardiner, Edie Widoff, Johnny Poon, Frank Hare (via Skype), Judy Hilton, Katie Mazerov, Nathan Omansky, T.J. Gordon, Jody Gardiner, Mary Chedsey, and Anne Egan

Meeting commenced at 7:08 pm.

Approval of May Meeting Minutes: Jeff motioned to approve the May board meeting minutes as written, seconded by Debra, and unanimously approved.

Councilwoman Judith Hilton: Judy said the City is in the middle of trying to nail down the Transportation Master Plan. Greenwood Village Days will be held on Saturday, July 28th, at Village Greens Park with tickets available online. There will most likely not be fireworks this year due to fire concerns. The City Council has HOA enforcement policy on the agenda for their June 18th meeting. Judy said that individual HOA requirements are typically more stringent than the City's policies. If there is a flagrant violation of City code, Greenwood Village will first issue a code violation letter, followed by a second notification letter with a specific timeframe by which the homeowner must come into compliance. As the final step in code enforcement, the City will issue an abatement charged back to the neighbor, along with a fine. According to Judy, the City would like HOA's to participate more actively in their code enforcement issues.

ARC Report: Jeff mentioned that the HOA currently has the normal summer ARC requests, including remodeling, exterior paint, roofs, and garages. There is a square covered outbuilding with a flat tin roof that was not approved by ARC. The outbuilding is visible from Tufts Avenue and Yosemite Court and the application came in after the fact. Jeff will talk to the homeowner about this since corrugated tin roofs are not allowed in CCVN. Jeff and Paul are going to review a couple of projects that are over a year old, and the files remain open. Jeff and Paul will update the ARC project spreadsheet this summer to reflect which projects are incomplete and nearing the deadline before another application is required from the homeowner. Plastic composite materials have improved over the past 15-20 years. Exterior fence products, made of good quality and long-lasting materials, are something Paul and Jeff want the HOA to be aware of. One of these projects is a composite vinyl fence at 4348 S. Akron Street. Jeff and Paul think the fence looks good. Another is at 4594 S. Akron Street and you can see it as you drive in on Tufts Avenue off Yosemite Street. Again, Jeff and Paul think the material looks good. Jeff asked the board to look at the two fences and the flat roof outbuilding and provide the board feedback before the July meeting. He tabled any further discussion before then.

Mary Chedsey/Code Violations: Debra hopes everyone had a chance to look at the email from Sheryl Jaramillo at the City regarding the neighborhood walk-about and resulting HOA citations. TJ Gordon reasserted that the City's tolerance with code infractions is much higher than that of the HOA. Mary Chedsey said she is frustrated with the code violations directly around her -- three chronic violators. The walk-about was at Mary's request, not the HOA, and she said

whether these are easy things or not, it affects our property values. Mary would like two board members each month to walk the neighborhood before the board meetings and document code infractions. Debra reiterated that this is all about being a good neighbor. Johnny would like to read through these suggestions and absorb them. He has reservations about a neighborhood taking on all code enforcement, but perhaps a committee could be created. Paul said in the old neighborhood where he lived, there is a regular program regarding neighborhood covenants that includes walking the neighborhood, record-keeping, consistency, and communication with homeowners, etc. He also mentioned that creating a group to work on this would be a good approach to understanding these issues before any action is taken. Henry reminded board members not to forget face-to-face communication. TJ said he'd like to see a process in place for enforcing the covenants, a spot on the website for conversation around these issues, a generic reminder letter from the board, and another letter from the board for enforcement notice. Perhaps a committee could walk the neighborhood quarterly or every other month to note possible infractions. Paul reminded everyone that we cannot account for personal taste and while we may not like certain things, they may not be actual covenant violations and we cannot cite neighbors. Jenny said we already have a process in place and that it has worked. She would like the board to be more proactive on these issues, rather than reactive, and she is opposed to having an outside firm for enforcement. Paul would like the board to have a thoughtful and appropriate conversation about this with a possible Implementation Committee looking at City/HOA responsibilities, reactive and proactive approaches, a communication plan, etc. It was mentioned that the board would consider sending an email to the HOA saying we're going to be discussing code enforcement and please come to the August meeting. He also noted that the board needs to be more in control of the process when we have guests and a time limit for speakers.

President's Report: Debra said that we will not have a meeting in July due to a lack of quorum. We will revisit the HOA code enforcement issue at our next board meeting.

Treasurer's Report: Jenny said that we collected \$175 in newsletter advertising. One more HOA dues payment came in since the last meeting. The financials are the same as last month.

Old Business: No old business.

New Business: Anne said please make sure you come to the 4th of July party. It is being hosted by the Hozian and Roy families in the Stanford Place cul-de-sac.

Debra moved to adjourn the meeting at 8:15 pm, seconded by Jenny, and unanimously approved.

Upcoming meetings

July 10	Edie Widoff
August 14	Johnny Poon
Sept 11	Jenny Mancini

