

CCVNHOA Board Meeting

October 13, 2015

In attendance: Dean Goss, Frank Hare, Karen Kronauge, Katie Kleeman, Mary Lou and Bill Smith, Barbara Dorsey, Teri Castledine, Rick Spoor, Amber Pleiss, Dan Hozian, Jenny Mancini, Edie Widoff, Dianne McCallister, Henry Gardiner, Debra Reinhard, T.J. Gordon, Alan Saltzman, and Anne Egan

Meeting commenced at 7:25 pm.

Introduction of Board Members: Dean asked the old and new board members to introduce themselves.

Approval of September meeting minutes: Dean moved to approve September's meeting minutes as written, seconded by Barbara, and unanimously approved.

Councilman T.J. Gordon: Councilman Gordon presented the issue of a potential softball field in Village Greens Park. The City owns the property and Cherry Creek High School (CCHS) maintains it. This situation has worked very well for many years. The existing baseball fields are owned by the Army Corps of Engineers. There is a Title 9 lawsuit pending against Cherry Creek High School because of the perceived disparity between the high school boys' baseball fields and the girls' softball fields. CCHS's Principal Silva is entertaining one option of taking Field #1 in Village Greens Park and converting it into a Girls Softball field complete with an announcer's booth, broadcast booth, batting cages, concessions stand, and bullpen. This would be a closed and locked facility directly in the center of Village Greens Park behind the Roberts' house. Councilman Gordon has been in discussions with CCHS, the City of Greenwood Village, and the Army Corps of Engineers to consider locating this complex at Field #8 by the Dam Road, rather than at Field #1 in the park. He is working to make this more equitable and suitable to all involved parties without a lawsuit. Councilman Gordon said the CCHS Girl's Softball program could have exclusive use of Field #8 during the months they are in season. Anne will draft a letter on behalf of the board for Councilman Gordon to present to Principal Silva at their next meeting on October 19th. This letter will state CCVN's strong objection to a Girl's Softball complex at Field #1, and recommend the use of Field #8 instead. Councilman Gordon will be in touch after the meeting on the 19th.

President's Report: Dean said there has been a lot going on in the neighborhood, including the softball field proposal and the search for new board members. There are three officer positions opening for Welcome Committee, President, and Treasurer. Dean encourages our new board members to consider filling these positions. He also appreciates the new board members stepping up to fill the open at-large seats. The new board members will be effective at December's Annual Meeting.

Vice President's Report: The website is up-to-date. Frank approached the CCVN homeowner who is operating an AirBNB in violation of HOA Covenants. Anne will send a follow-up letter on behalf of the board. Frank reminded board members that we are a kind, friendly board. Please do not bring personal issues to board meetings. We serve the whole neighborhood.

Treasurer's Report: Dean asked Karen to outline her responsibilities as HOA Treasurer. Karen described her position as reconciling the HOA books and balances, writing checks, sending yearly invoices, presenting monthly financials, filing the tax return, and general financial filing and documentation for the HOA. The directory is not part of the Treasurer's job. The directory is going to print this week – it is a significant expense. We have adequate reserves for any potential issue that could arise. Karen mentioned that for our HOA we do not need a reserve study because we do not have shared common space, with the exception of our entrance gardens and monuments. Barbara and Dean have ideas for what should be planted next year.

Covenant Enforcement Policy discussion: Dean mentioned that this has been a long-standing board discussion and that by approving the Covenant Enforcement Policy, we will have teeth by which to enforce our covenants. Dean said that during his tenure as President, there has only been one case where someone complained over and over again and a Covenant Enforcement Policy would have helped the situation. Karen would like to vote on this tonight. Alan mentioned that the board has the ability to waive the fines if it sees fit to do so. Our HOA attorneys at Hindman Sanchez provided the boilerplate language for this document. Frank motioned to change the fine amounts to \$50 for a first violation, and \$100 each for a second and third violation, seconded by Karen, and unanimously approved. Dean moved to approve the CCVN HOA Covenant Enforcement Policy with the fine increases, seconded by Barbara, and unanimously approved. The document was signed by Dean Goss with the fine increases noted and witnessed by the HOA board. It is effective immediately, October 13, 2015. Frank will upload the document to the HOA website.

New Roofing Guidelines: Alan brought up the new proposed roofing guidelines. These guidelines keep the current neighborhood roofing quality standards in place. The recommended materials will evolve over time since the list includes what is available on the market now. Paint samples must match roofs. As a reminder, ARC monitors new additions, painting, fences, roofs, and anything else impacting the exterior of the house. The Phifer's, Michael Stillman, and Sally Hodges all need to retroactively submit their approval forms to ARC. Dean moved to approve the roofing guidelines as written, seconded by Karen, and approved. (Amber Pleiss abstaining.) Frank will upload the roofing standards to the website.

New Business: Frank asked the new board members if they have any questions or would like to add anything to the meeting. Barbara mentioned that the meetings don't usually run so long. Mary Lou would like to have all neighbors vote on board issues. Dean said there is no way to do this and Karen added that the HOA board is in place to provide HOA leadership and vote on behalf of the general membership (homeowners) per the Bylaws.

Old Business: Karen said to make sure we keep an eye on renovations at 9175 E. Stanford Place. They tried to install a roof which did not meet our required standards.

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

Upcoming meetings:

November 10 Paul Oppegard

December 1 Barbara Dorsey

December 8 Annual Meeting, Hope United Methodist Church