

CCVNHOA Board Meeting

November 11, 2014

In attendance: T.J. Gordon, Paul Opegard, Rick Spoor, Dean Goss, Frank Hare, Mary Lou and Bill Smith, Barbara Dorsey, Katie Kleeman, Alan Saltzman, Sunny Weber, Mary Chedsey, and Anne Egan

Meeting commenced at 7:10 pm.

Approval of October Minutes: Dean moved to approve the October minutes as written, seconded by Katie, and unanimously approved.

President's Report: It is cold outside. Dean reminded everyone to get their sprinklers turned off and hoses disconnected. Halloween was a success and pretty well attended for Fall Break. The board mentioned that there weren't many trick or treaters this year.

Report from City Councilmember T.J. Gordon: T.J. reported on the entrance lighting. He said that this is referenced in the City Municipal Code and since it is a six-page document, he will touch on the highlights. In short, the City discourages the placement of streetlights. New lighting falls under individual HOA's and old lighting is covered by city jurisdiction. If we want lighting at the entrance along Tufts Avenue, we need to submit a proposal to the City. Our neighborhood as a whole needs to support the installation, with detailed plans adopted by the City. The City could issue the permit, but our HOA would be responsible for installation, upkeep, and payment for the lighting. The City has no interest in the fence or wall; that would be up to the bordering neighbors. The Feick's are opposed to any removal of the junipers because they like the privacy the bushes provide. Frank said that sidewalk lighting would be nice along the Tufts entrance because it is so dark. T.J. mentioned that Village on the Lake was denied a similar sidewalk lighting request by the City because, in general, the City prefers less neighborhood lighting in order to reduce light pollution. He said that perhaps the solution is to take the entrance property over and manage and improve upon it as an HOA. Just for clarification, the fence along the entrance belongs to the property owners and T.J. will check with the City to determine who owns the juniper bushes. Dean said that if we want to go forward with entrance lighting at Tufts Avenue, it will be the responsibility of our HOA. If the board is interested in pursuing this with the City, Frank will circulate a petition to the neighborhood to see if there is support.

Vice President's Report: Frank has updated the website. He mentioned that Sunny signed CCVN up for *Next Door*. Frank says that while this service might be helpful for individual neighbors, we cannot support it as an HOA because it could be construed as endorsing individual businesses and programs in the area. The board agreed. Frank has been talking with Kurt from the City about possible CCVN tree planting. The City nursery grows trees exclusively for Greenwood Village, but the City does have a discount at Home Depot that we might be able to use if residents are interested in purchasing trees. Frank has a list of approved trees and is

happy to head this up. Sunny mentioned the Certified Backyard Habitat program. Dean asked Sunny to bring some information about this for the January meeting. We will also resume the tree discussion at the January meeting.

ARC: Many of you know that Alan has tendered his resignation, but will not leave until we have replaced him. Alan has been incredibly instrumental on ARC and he will be dearly missed. It has been a very busy month. The Sonstein's at 9142 E. Tufts Circle want to establish an Eruv wire around their property. As of now, the wire goes up Union, but they would like to extend it if blessed by the Rabbi. As part of this project, the Sonstein's would like to install a door in the wall along their back yard. T.J. will find out who owns the wall. The Sonstein's are also putting a new roof on their home. It is a high-dimensional 40-year roof. Alan says we need to re-evaluate the HOA roofing standard. Back in 2012, we had a good, better, and best standard which did not properly address the HOA's roofing expectations. No roof is perfectly bullet-proof, but we should be requiring shake shingles with the exception of shallow-pitched roofs which don't allow for a heavy shingle. Paul and Alan would like to make changes to the covenants regarding roofing materials and specifications. Paul mentioned that our standards are different than the City's since we are responsible for maintaining how our neighborhood looks. The Poon's (9190 E. Radcliff Avenue) have requested approval for a new roof; their roof is very shallow requiring a different roofing product. T.J. said that since roofing materials are changing so much, perhaps the ARC could come up with a list of excluded products as a guideline. Paul mentioned an email letter we received about the standard of upkeep in the neighborhood and concerns that some properties are looking a bit rough. Dean is concerned about whether we want to be police or neighbors. T.J. said that City code is very loose on this subject and that enforcement is only available if a property presents a danger to residents, or is overgrown with weeds. Frank suggested that as an HOA we recommend stronger language for upkeep of homes and take a more proactive approach to enforcement.

Annual Meeting/Proxy: Anne will bring a draft Annual Meeting agenda to the December 2nd board meeting for discussion. Dean reminded the board that the meeting on the 2nd is primarily a planning session for the December 9th Annual Meeting. Frank is up for re-election. This will be Dean's last term, although he is not up for re-election this year. We will see what Karen wants to do about her position and then Anne will mail the Proxy to the HOA.

Social: Anne agreed with Dean that the Halloween Parade and Party seemed to go well. The Annual Meeting will be held on December 9th at Hope United Methodist Church at 7 PM. The Adult Holiday Party is scheduled for 6-9 PM on December 13th at the home of the Hackett's, 4369 S. Alton Street.

New Business: Sunny will present her research on possible neighborhood dog poop collection stations at the January board meeting. The house at 4420 S. Alton Street just went under contract for \$739,000. Dean asked Mary to provide a list of neighborhood houses that sold in 2014 and their valuations for the Annual Meeting.

Dean moved to adjourn the meeting at 8:50 pm, seconded by Sunny, and unanimously approved.

Upcoming meetings:

December 2 Barbara Dorsey

December 9 Annual HOA Board Meeting, HUMC

January 13 Dean Goss

February 10 Anne Egan

March 10 Sunny Weber