

**CHERRY CREEK VISTA HOA - Monthly Board of Directors Meeting
November 11, 2021
10886 E Berry Avenue (In person meeting)**

Members : Rej Simenson, Neal Barkley, Casey Korejwo, Neal Birchby, Dave Mohrhaus
Centennial Property Services: David Ariss and Barbara Ariss
Guests: Denise Henry

Call to Order

Meeting is called to order at 7:02 Wednesday November 11, 2021.

Homeowner Concerns

None.

Previous Minutes

David Ariss asked if everyone had had a chance to review the September meeting minutes as there was no October meeting. Neal Birchby motioned that the September meetings regular minutes be approved. Casey Korejwo seconded and this passed unanimously.

Agent Reports

David Ariss presented the months financial reports. The HOA checking account has \$60,131 and the Reserves account has \$61,311. There are still about 60 homeowners who have not paid their dues. Neal Barkley motioned to approve the months financials and Rej Simenson seconded. This passed unanimously.

Bill Payment

Neal Barkley presented the CCVHOA bills, Centennial Property Services and Little Dumpsters. Neal Barkley motioned for approval of the months bills and Rej Simenson seconded, then this passed unanimously.

Old Business

The first item concerned possible association action concerning the threat of short-term rentals such as VRBO or AirBNB within the HOA. David A. responded that per the attorney, modifying the covenants to prohibit this type of use would require going back to the individual homeowners to approve the change by vote because this use was not anticipated in the original covenant language. There was considerable board discussion on the feasibility of accomplishing this. Rej Simenson motioned to change the rental policy language in the Rules and Regulations to limit the minimum rental period to 6 months. This was seconded by Neal Birchby and passed unanimously.

The second old business item was the landscape of the entrance island. Barbara Ariss responded that she had not heard anything back from the landscapers contacted.

New Business

David Ariss reviewed the new proposed contract with Little Dumpsters for trash services. There was considerable discussion of the use of adjusted CPI and the possible additive effect. Casey Korejwo made a motion to accept the new contract from Little Dumpsters with the proposed changes made. Neal Birchby seconded this motion and this passed unanimously.

Dave Mohrhaus announced that he would not seek re-election in May. Dave said the board should look for a replacement.

Barbara Ariss discussed the Arapahoe County Commissioners Hearing where Havana Water and Sanitation District presented the Amendment to their scope of service that would include

solid waste trash pickup. Barbara reported there are four other HOAs within the Havana District that are against their Amendment because they have their own trash pickup contracts and do not wish to lose that control. The county commissioners determined they needed to place this request on hold to their December 14th Hearing. In the meantime, they ordered HW&S to conduct a survey of the 2600 district residents to determine their reception of this proposal

Neal Birchby motioned that the regular monthly meeting should close. Casey Korejwo seconded the motion, it passed unanimously, and the meeting was closed at 8.24 pm.