

**CHERRY CREEK VISTA HOA - Monthly Board of Directors Meeting
December 8, 2021
10886 E Berry Avenue (In person meeting)**

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

Call to Order

Meeting is called to order at 7:04 Wednesday, December 8, 2021.

Homeowner Concerns

None.

Previous Minutes

David Ariss asked if everyone had had a chance to review the November meeting minutes. Neal Barkley motioned that the previous meetings regular minutes be approved. Rej Simenson seconded and this passed unanimously.

Agent Reports

Barbara Ariss presented the months record of the association's violations; 5 violations were closed, 7 new violations were added, 13 existing violations remained open. Most of these violations were exposed trash violations with an additional 2 fence violations.

David Ariss presented the months financial reports, showing \$59,693 in the checking account and \$61,311 in the Reserves account. He reviewed the Budget vs Actual report showing the HOA is right on target for this time of the year. Neal Barkley motioned to approve the financials and Rej Simenson seconded. This passed unanimously.

Bill Payment

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

Old Business

The board discussed two old business items.

The board discussed the Little Dumpsters renewal contract. CPS had emailed LD with changes but had not heard back from them. Dave M. stated the contract needed to be signed before the end of the year. CPS will continue to attempt to reach LD about the changes.

Barbara Ariss asked if the HOA would be interested in a new website with a portal for homeowners that would show their individual accounts and offer online payments. The issues discussed were cost of the new software, features including capability to accept credit card payments and review violations online. The discussion centered mostly around offering online payments and whether we could find a way to offer just that without the other things offered.

New Business

David Ariss told the Board the revised Rental Policy requiring rentals of no less than 6-months had been up on the website for 30-days with no one making comment. This is now the policy of the HOA.

Arapahoe County has not repaired the potholes on the west end of Berry Avenue or at Berry and Joliet. Barbara and Rej said they would send in an additional complaint to Arapahoe County.

New electrical meters will be installed throughout the neighborhood, per Xcel.

Local news, Updates, Areas of concern

Dave M. provided an update on the Havana Water and Sanitation District proposed expansion to provide trash collection service. The district's attorneys have proposed changing language from opt out to opt in. Then any association that wished to opt out would not be included in the proposed new district trash collection service. This new language must go through the county attorney and commissioners. The next County Commissioners meeting is 9am 12/14/2021 at the Arapahoe County offices on Prince Street in Littleton.

Dave M. said that the Parks and Rec. District Pool construction has started with demolition. This new remodeling will open before the pool reopens in the summer. There was discussion concerning possible use of the building for CCVHOA monthly board meetings and what the Park & Recreation District might charge for the use.

The regular meeting closed at 8pm.