

**CHERRY CREEK VISTA HOA - Monthly Board of Directors Meeting
January 12,2022
10886 E Berry Avenue (Zoom meeting)**

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

Call to Order

Meeting is called to order at 7:05 Wednesday January 12, 2022.

Homeowner Concerns - None.

Previous Minutes

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

Financial Reports

David Ariss reviewed the Balance Sheet showing \$57,727 in the HOA checking account and \$61,312 in the HOA reserves account as well as the Budget vs Actual report showing no irregularities. Neal Birchby made a motion to approve the financial reports. Rej seconded and all approved.

Bill Payment

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

Agent Reports

Barbara Ariss reviewed 25 open covenant violations, many for snow shoveling. Some open violations were for driveways for holes, pitted surface or cracks. Neal Birchby pointed out that the driveways couldn't be repaired in the winter. Barbara responded that the violation was to alert the homeowner to repair the driveway in future months. David Ariss read the Rules and Regulations regarding driveways.

Old Business

The board discussed the Little Dumpsters contract specifically fuel charges. Dave M. stated the contract needed to be amended for clarity in regard to maximum number of bags and cans, and fuel charges.

Dave Mohrhaus discussed that Havana Water and Sanitation District had modified the amendment to its service plan including the proposed trash service to an opt-in rather than opt-out for each homeowner's association. Dave M. said that this would allow the CCVHOA to maintain its private trash collection service contract and this decision was recorded in the Board of County Commissioners Meeting Notes.

Barbara Ariss reviewed the single bid for landscaping the CCV entry island (\$9000). Barbara A. will continue to collect bids and obtain information, timing for construction.

New Business - None

Local news, Updates, Areas of concern

A pickup truck was stolen on Berry Avenue.

The new pool building is under construction. It is set to open in May 2022.

The regular meeting closed at 8:12 pm.