

CHERRY CREEK VISTA HOA - Monthly Board of Directors Meeting
July 13, 2022
ZOOM

Members : Neal Birchby, Neal Barkley, Jessica Douglass, Casey Korejwo, Rej Simenson
Centennial Property Services: David Ariss, Barbara Ariss

Call to Order - Meeting is called to order at 7:05pm

Previous Minutes

Casey made a motion to approve the last board meeting minutes with corrections. Neal Birchby seconded, and the motion passed.

Agent Report

David Ariss presented the current financials including the balance sheet, budget to actual and the income statement. The Association has a total of \$69,000 cash in both the checking and reserve accounts. It was noted that the checking account balance was running low and Neal Barkley made a motion to transfer \$7500 from the reserves into the checking account. The motion was seconded by Jessica and approved. The BOD asked that the \$7500 be transferred back when the checking account was replenished. Barbara Ariss reviewed the current covenant violation list of 47 open violations.

Bill Payment

Neal Barkley presented the CCVHOA bills needing payment including the trash \$5725 and management services \$1182 a check for \$245 for legal fees and \$125 for island maintenance. Neal Barkley motioned for approval of this months bills Rej seconded and the motion passed

New Business

The BOD reviewed the 4th of July flag planting. A big thank you to members of the board and their families.

The BOD reviewed the updated rules and regulations as posted on the website. Neal Birchby made a motion to approve the updated rules it was seconded by Jessica and the motion passed.

CPS reported that the coffee cart and the children's entertainer has been booked for the October 16th Fall Festival

Barbara reviewed the new legislative mandates for HOA's which include updating three of the mandatory policies. The charge for drafting the new policies is \$350. Casey made a motion to approve the expenditure for the new policies Neal Birchby seconded and the motion was approved.

The BOD discussed raising the members dues for the upcoming fiscal year to the maximum amount (3.5%) to \$231.75 per year. Neal Birchby made the motion to raise the 22/23 fiscal year dues Rej seconded and the motion was approved.

Barbara presented two landscape bids for updating the island at Havana and Dorado. Both bids came in at \$8000+. The BOD decided to table this decision until next year as the trash collection fuel surcharge have been extremely high.

Meeting Adjourned Neal Barkley proposed that the regular monthly meeting be adjourned and Rej seconded, the motion passed. The regular meeting adjourned at 7:40 pm.