

CHERRY CREEK VISTA HOA - Monthly Board of Directors Meeting
August 9, 2023
UNAPPROVED
10886 E Berry Avenue

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

Call to Order Meeting is called to order at 6:00pm

Homeowner Guest James Morgan

Previous Minutes

Jessica made a motion to approve the last board meeting minutes. Neal Barkley seconded and approved.

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 \$61,000 cash in both the checking and reserve accounts. Neal Birchby made a motion to approve the financial report, Jessica seconded and approved. Barbara reported that there are currently 51 open violations.

2023-24 Fiscal Year Budget and Dues Increase

The board reviewed the upcoming budget and projected dues increase. The draft budget is showing a deficit by \$4971 even with the 3% limit of the dues increase to \$238.50. The board discussed ways to avoid deficit budgets in the future. The two items that are available to the community is to put a vote forward in the community to raise the limit to the dues ceiling. The other option is to reduce the trash service offered by eliminating recycling. Neal Barkley made a motion to approve the 2023/24 budget and to raise the dues to a total of \$238.50 per owner, Rej seconded

Bill Payment

Neal Barkley presented the CCVHOA bills needing payment including \$5602 for trash, \$1558 for supplies/management services and \$436 for legal fees. Neal Barkley made a motion to approve the payment of this month's bills Jessica seconded and approved.

Ice Cream Social

The ice cream social was considered a success. The High Point Creamery was very swift in providing the ice cream to the crowd and the shaded location was appreciated by all.

Fall Festival

The board has decided to cancel the fall festival for this year.

Email Blast

The board agreed to an email blast to the community about the upcoming dues invoices. The board also agreed to include links regarding the Cell Tower construction at Lake View Park and Centennial Airport Flight Activity.

Covenant Enforcement Policy

The board reviewed the state mandated policy requirements. The board has instructed CPS to send the first \$50 fine letter via USPS only. Should a violation not be cured then CPS will resend the \$50 fine via USPS and by Certified Mail.

Meeting Adjourned 7:20pm

Next Meeting September 13, 2023