

CHERRY CREEK VISTA HOA - Monthly Board of Directors Meeting
February 15, 2024
10886 E Berry Avenue
6:00pm

Members: Neal Barkley, Jessica Douglass, Chris Hingst and Neal Birchby
Centennial Property Services: David Ariss and Barbara Ariss

Call to Order Meeting is called to order at 6:05pm

Previous Minutes

Jessica made a motion to approve the December 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 \$109,000 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 the current violation report was sent to the BOD earlier that day. There was discussion around how best to cite/motivate owners to remove the snow from the sidewalks. CPS will send multiple reminder emails. Chronic offenders will start being fined.

Bill Payment

Neal Barkley presented the CCVHOA bills needing payment including \$43 for legal and \$1381 for management services and \$225 for the island clean up. Trash has been put on automatic payment – it was noted that there was not a fuel surcharge on the current bill. Neal Barkley made a motion to approve the payment of this month's bills Neal Birchby seconded and approved.

Dues

The board reviewed a three-year history of the dues vs. trash expenses. The board discussed having a membership wide vote to raise the 3% ceiling for annual assessments. Jessica made a motion to allow CPS to consult with legal counsel on the best way to proceed with the documentation and vote Neal Barkley seconded and the motion passed.

Events

The board decided to proceed with the annual July 4th flag planting. The board decided to proceed with the ice cream truck social to be held on August 3rd. Entertainers will be included along with games. CPS to reserve the Sweet Cow truck and contract with the entertainers.

Open Board Positions

Neal Barkley and Rej Simenson are nearing the end of their terms. Neal agreed to run for another term. The board will check in with Rej as to his intentions.

Annual Meeting

The date is set for May 8th.

Meeting Adjourned 7:30pm

Next Meeting March 13, 2024