

**CHERRY CREEK VISTA HOA - Monthly Board of Directors Meeting**  
**April 10, 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 6:00pm

**Previous Minutes**

Neal Birchby made a motion to approve the February 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 nearly \$96,000 cash in both the checking and reserve accounts. Jessica made a motion to approve the financial report, Chris seconded and approved. Barbara reported that there were 31 covenant violations.

**Bill Payment**

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.

**Events**

CPS reported that the Sweet Cow has been contracted for the truck event on August 3<sup>rd</sup>. CPS to also book the face painters and balloon twister for the event.

**Annual Meeting**

The board discussed the upcoming Annual meeting regarding the subject of the budget vs. assessments. Neal Barkley is prepared to present the history over the last few years to provide context. The chicken issue will be opened for discussion so the board and community can gauge interest.

**Annual Meeting**

The date is set for May 8th.

**Meeting Adjourned** 7:00pm

**Next Board Meeting** June 12th, 2024