

CHERRY CREEK POINTE TOWNHOME ASSOCIATION

Annual/Budget Ratification Meeting

October 20, 2008

7:00 p.m.

14901 E Hampden Ave (Basement Conference Room)

AGENDA

CALL TO ORDER

INTRODUCTIONS

PROOF OF NOTICE

APPROVAL OF MINUTES OF PRIOR MEETING

MANAGERS REPORT

Financials

OFFICERS REPORT

Ken Morrison, President

NEW BUSINESS

Budget Ratification.

Election of 2 board members / 3 year term.

GENERAL DISCUSSION

ADJOURNMENT

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

September 15, 2008

7:00 pm

13892 E Stanford Place

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	▪
Covenant Violations/Architectural Requests	▪ Refer to Section D
Approval of Prior Minutes	▪ A.3 (July 21, 2008)
Managers Report <ul style="list-style-type: none"> ○ Financials ○ Delinquencies 	<ul style="list-style-type: none"> ▪ B.1-B.4 ▪ C.1-C.5 ▪ Management Report- Section D
Old Business <ul style="list-style-type: none"> ○ Repair Concrete Cracks 	
New Business <ul style="list-style-type: none"> ○ Landscape & Snow Removal Contracts ○ Gutter Cleaning Proposals ○ 2009 Budget ○ 2008 Annual Meeting 10/20/08 ○ Additional Items as requested by board members. 	
Next Meeting	Annual Meeting at 14901 E Hampden Ave 10/20/08 Board Meeting 11/17/08 TBD
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 19, 2008

7:00 pm

4462 S Auckland Ct

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	▪
Covenant Violations/Architectural Requests	▪ Refer to Section D
Approval of Prior Minutes	▪ A.3 (March 17, 2008)
Managers Report <ul style="list-style-type: none"> ○ Financials ○ Delinquencies 	<ul style="list-style-type: none"> ▪ B.1-B.4 ▪ C.1-C.5 ▪ Management Report- Section D
Old Business <ul style="list-style-type: none"> ○ Painting and Stucco Repairs ○ Lighting ○ Trash Contract (Recycling) ○ 	
New Business <ul style="list-style-type: none"> ○ Write off of Bad Debt 4539 ○ Attorney Referral 13834 ○ Dog Waste Pickup ○ Rain Sensors ○ Repair Concrete Cracks ○ Power Wash Buildings not yet Painted ○ Additional Items as requested by board members. 	
Next Meeting	TBD – July
Adjournment	

CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION

BOARD OF DIRECTORS MEETING

March 17, 2008

7:00 pm

4462 S Auckland Ct

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	▪
Covenant Violations/Architectural Requests	▪ Refer to Section D (1 submission)
Approval of Prior Minutes	▪ A.3 (January 21, 2008)
Managers Report <ul style="list-style-type: none">○ Financials○ Delinquencies	<ul style="list-style-type: none">▪ B.1- B.4▪ C.1 -C.5▪ Management Report- Section D
Old Business <ul style="list-style-type: none">○ Painting and Stucco Repairs○ Window Well Repairs (4543 S Auckland Ct)○ Tree Spraying	Including Fence – updated proposal
New Business <ul style="list-style-type: none">○ Lighting○ Trash Contract○ Write off of Bad Debt○ Additional Items as requested by board members.	
Next Meeting	TBD – May 19, 2008
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

January 21, 2008

7:00 pm

13892 E Stanford Pl

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	<ul style="list-style-type: none"> ▪ Metro HOA (landscaper) may be at the meeting.
Covenant Violations/Architectural Requests	<ul style="list-style-type: none"> ▪ Refer to Section D
Approval of Prior Minutes	<ul style="list-style-type: none"> ▪ A.3 (November 19, 2007)
Managers Report <ul style="list-style-type: none"> ○ Financials ○ Delinquencies 	<ul style="list-style-type: none"> ▪ B.1-B.4 ▪ C.1-C.5 ▪ Management Report- Section D
Old Business <ul style="list-style-type: none"> ○ Painting and Stucco Repairs ○ Window Well Repairs (4543 S Auckland Ct) ○ Tree Spraying 	
New Business <ul style="list-style-type: none"> ○ Election of Officers for 2008 ○ Drainage next to 4539 S Atchison Way ○ Additional Items as requested by board members. 	
Next Meeting	TBD – March 17, 2008
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

November 19, 2007

6:00 pm

Smoky Hill Library (Before the annual meeting)

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	<ul style="list-style-type: none"> ▪ Metro HOA (landscaper) may be at the meeting.
Covenant Violations/Architectural Requests	<ul style="list-style-type: none"> ▪ Refer to Section D
Approval of Prior Minutes	<ul style="list-style-type: none"> ▪ A.3 (September 17, 2007)
Managers Report <ul style="list-style-type: none"> ○ Financials ○ Delinquencies 	<ul style="list-style-type: none"> ▪ B.1-B.4 ▪ C.1-C.5 ▪ Management Report- Section D
Old Business <ul style="list-style-type: none"> ○ Adopting new rule for window coverings ○ Painting and Stucco Repairs 	
New Business <ul style="list-style-type: none"> ○ Stucco & Roof Repairs ○ Railing Repairs (4527 S Atchison Way) ○ Window Well Repairs (4543 S Auckland Ct) ○ Attorney Referral (4471 S Auckland Ct) ○ Bank Account Signature Cards 	<ul style="list-style-type: none"> • After new board elected
Next Meeting	TBD – January 21, 2008
Adjournment	

Note – all handouts will be provided at the meeting.

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

September 17, 2007

7:00 pm

13821 E Tufts Pl

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	<ul style="list-style-type: none"> ▪ None Scheduled
Covenant Violations/Architectural Requests	<ul style="list-style-type: none"> ▪ Refer to Section D
Approval of Prior Minutes	<ul style="list-style-type: none"> ▪ A.3 (May 21, 2007)
Managers Report <ul style="list-style-type: none"> ○ Financials ○ Delinquencies 	<ul style="list-style-type: none"> ▪ B.1-B.4 ▪ C.1-C.5 ▪ Management Report- Section D
Old Business <ul style="list-style-type: none"> ○ Adopting new rule for window coverings ○ Painting and Stucco Repairs 	
New Business <ul style="list-style-type: none"> ○ Tree Care ○ 2008 Landscape Contract ○ 2007/2008 Snow Removal Contract ○ 2008 Budget 	<ul style="list-style-type: none"> ▪ Mountain High Bid Section D ▪ Provided Separately ▪ Provided Separately ▪ Provide Separately
Next Meeting	TBD – Annual meeting November 19, 2007 @ Smoky Hill Library
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

March 19, 2007

7:00 pm

13892 E Stanford Place

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	
Covenant Violations/Architectural Requests	<ul style="list-style-type: none"> • Cleo Clark: 4471 Auckland Street • Pinkhas Aranov: 4538 S Atchison Way • Open Violations- Section D.1.1
Approval of Prior Minutes	<ul style="list-style-type: none"> • A.3 (January 15, 2007)
Managers Report <ul style="list-style-type: none"> ○ Financials ○ Delinquencies 	<ul style="list-style-type: none"> • B.1-B.4 • C.1-C.5 Write off of 4505 balance (foreclosure)
Old Business <ul style="list-style-type: none"> ○ Dumping area signs ○ Maintenance Responsibilities 	<ul style="list-style-type: none"> • \$70.00 (per each post and sign) Map- Section D.2.1 • Refer to January Handout and separate attachment with e-mail.
New Business <ul style="list-style-type: none"> ○ Plant Health Care ○ Street Sweeping ○ Repairs on Fire lane ○ Adopting new rule for window coverings 	<ul style="list-style-type: none"> • Mountain High Tree Service Bid- Section D.3.1 • Sweeper Bids- Section D.4.1-D.4.3 • Does board want bids to repair asphalt and drainage this year? • Sample Language will be provided
Next Meeting	May 21, 2007
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

January 15, 2007

7:00 p.m.

4527 S Atchison Way

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	
Covenant Violations/Architectural Requests Refer to Section D for Schedule and related information.	None Scheduled
Approval of Prior Minutes	A.3
Managers Report <ul style="list-style-type: none"> o Financials o Delinquencies 	D B.1-B.4 C.1-C.5
Old Business o	
New Business <ul style="list-style-type: none"> o Election of Officers o Insurance Change o Insurance Procedures & Claims o Alternative Dispute Resolution (required by new state law) o Other as required 	Approved Travelers by Email Mgmt to provide input at meeting Mgmt to provide input at meeting
Next Meeting	3/19/07
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

November 20, 2006

6:00 p.m.

4503 S Auckland Ct

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	
Covenant Violations/Architectural Requests Refer to Section D for Schedule and related information.	None Scheduled
Approval of Prior Minutes	A.3
Managers Report <ul style="list-style-type: none">o Financialso Delinquencies	D B.1-B.4 C.1-C.5
Old Business <ul style="list-style-type: none">o Annual Meeting Follow up – how to fill vacancies in board	
New Business <ul style="list-style-type: none">o Insurance Claim on water damageo Newsletter?o 2007 Management Contracto Driveway at 4540 S Atchison	
Next Meeting	TBD
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

September 18, 2006

7:00 p.m.

4524 S Auckland Ct

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	
Covenant Violations/Architectural Requests Refer to Section D for Schedule and related information. Four hearings scheduled.	D
Approval of Prior Minutes	A.3
Managers Report <ul style="list-style-type: none"> o Financials o Delinquencies 	D B.1-B.4 C.1-C.5
Old Business <ul style="list-style-type: none"> o Roof Inspection Bids –revisit pigeon repair portion. 	
New Business <ul style="list-style-type: none"> o 2007 Budget 	
Next Meeting	9/18/06 7:00 pm TBD
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 21, 2006

7:00 p.m.

13824 E Tufts Place

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	
Covenant Violations/Architectural Requests Refer to Section D for Schedule and related information. Three hearings scheduled.	D
Approval of Prior Minutes	A.3
Managers Report <ul style="list-style-type: none"> o Financials o Delinquencies 	D B.1-B.4 C.1-C.5
Old Business <ul style="list-style-type: none"> o Roof Inspection Bids 	
New Business <ul style="list-style-type: none"> o Appointment of Board Member to fill vacant position o Tree Trimming Bids o Concrete Repair Bids o Other Business as Required 	
Next Meeting	9/18/06 7:00 pm TBD
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 15, 2006

7:00 p.m.

13892 E Stanford Pl

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	
Covenant Violations/Architectural Requests Refer to Section D for Schedule and copies of Notices.	D
Approval of Prior Minutes	A.3
Managers Report <ul style="list-style-type: none">o Financialso Delinquencies	D B.1-B.4 C.1-C.5
Old Business <ul style="list-style-type: none">o	
New Business <ul style="list-style-type: none">o Tree Sprayingo Pigeonso Painting	
Next Meeting	6/19/06 7:00 pm TBD
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 17, 2006

7:00 p.m.

13892 E Stanford Pl

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	
Covenant Violations/Architectural Requests Refer to Section D for Schedule and copies of Notices.	D
Approval of Prior Minutes	A.3
Managers Report <ul style="list-style-type: none">o Financialso Delinquencies	D B.1-B.4 C.1-C.5
Old Business <ul style="list-style-type: none">o	
New Business <ul style="list-style-type: none">o Tree Sprayingo Pigeonso Painting	
Next Meeting	6/19/06 7:00 pm TBD
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 17, 2006

7:00 p.m.

4527 S Atchison Way

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	
Covenant Violations/Architectural Requests Refer to Section D for Schedule and copies of Notices.	D
Approval of Prior Minutes	A.3
Managers Report <ul style="list-style-type: none">o Financialso Delinquencies	D B.1-B.4 C.1-C.5
Old Business <ul style="list-style-type: none">o Location of Replacement Trees	
New Business <ul style="list-style-type: none">o	
Next Meeting	5/15/06 – TBD
Adjournment	

**CHERRY CREEK POINTE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING**

March 20, 2006

7:00 p.m.

13802 E Stanford Place

AGENDA

ITEM	Additional Information (References are to Packet Section #'s)
Call to Order	
Open Forum	
Covenant Violations/Architectural Requests	A.2; D
Approval of Prior Minutes	A.3
Managers Report <ul style="list-style-type: none">o Financialso Delinquencies	A.2 B.1-B.4 C.1-C.5
Old Business <ul style="list-style-type: none">o Central Landscape – table until spring	A.2
New Business <ul style="list-style-type: none">o Trash Pickup (Dogs) (Linda)o Asphalt Seal Coat Proposals	A.2;D
Next Meeting	4/18/06 – TBD
Adjournment	