



Property Owners Association

BOARD MINUTES

09 October 2016

Call to Order –President Travis Boone: 7:00 pm

Roll Call of Board Members:

- President: Travis Boone (Present)
- Vice President: Eric Rasmussen (Present)
- Ronny Brown (Excused)
- Jason Gallegos (Present)
- Wayne Nissen (Present)
- Mike Parris (Present)
- Mike Pipkins (Excused)
- Cornelius Speed (Excused)
- Victor Vasquez (Present)

First order of business: It was discussed how to proceed with an agenda for future meetings and the consensus was to structurally proceed in a round robin format with all positions rotating in turn followed by the Vice President and concluding with the President for follow-up, due-outs, and closing remarks. The board minutes will attempt to reflect that procedure.

Treasurer: Cornelius Speed

Although Cornelius was excused for this month's board meeting, he did provide the board with the year-to-date financials. It was the first time that the board got the opportunity to look at POA financials and budget. Wayne Nissen did a great job speaking on behalf of Cornelius breaking down the financials. Travis Boone in conversation with Wayne and Eric Rasmussen identified some areas in the budget that could be looked at for tweaks or possible redundancy; however he wants to sit down with Cornelius at the next meeting to discuss further heading into next year's budget.

Secretary: Jason Gallegos

Jason Gallegos provided the board with an invoice from the Scheuerman Law Office of \$200 for services rendered. The invoice was scanned and sent to Cornelius for payment, the original was filed.

Information Management: Mike Parris

The Cherry Creek Crossing website is owned and operated by Mr. Nate Miller who owned and managed the sale of the properties in the neighborhood. The website's primary purpose is to advertise for the sale of properties. The Cherry Creek Crossing POA has been graciously piggy-backing off Mr. Miller's website and since Mr. Miller has only a few properties left to sell, it was discussed that the POA start considering the development of our own website. Mike Parris was going to research this.

It was also discussed how to get better visibility on new residents moving in and the residents that have moved on to keep the POA roster as accurate as possible. The consensus was that Cornelius might have the best visibility based on sales information. Mike and Jason will work with Cornelius to lock in procedures.

Grounds Maintenance: Ronny Brown, Mike Pipkins, Wayne Nissen

It was discovered that several of the oversized mailboxes at the east entrance had been vandalized with an attempt to drill out the key holes. Travis tasked Mike Pipkins to coordinate with the post office for repairs.

Wayne proposed the idea of starting up the redecorating of the entrances for the holiday season with lights and other decorations. Ideas were floated around to seek volunteers to form a neighborhood decorating committee and perhaps seek high school students needing volunteer hours. Several neighborhood students have already expressed interest in volunteering. **If there are volunteers in the neighborhood who would like to volunteer to be a part of the committee, please inform Eric Rasmussen who leads our community events. We would like to have the committee and date in place shortly after the Thanksgiving Holiday.**

Covenant Violations: Victor Vasquez

There was one covenant conflict that Victor brought to the attention of the board regarding the use of ATVs on a property. The dispute was characterized as a disagreement between the position of use. The property owner offered the opinion that the ATV should be used as they see fit if they are on their property. The board interprets, based on the ATV Policy dated 07 July 2007, that the ATV use on property should be for what generally is considered utilitarian purpose. The board concluded that the ATV policy needs to be reviewed and updated for clarity.

It was discussed to define the covenants enforcement policy and fine schedule. Eric Rasmussen stated he had several examples to provide to Victor as templates.

Policy/Covenants Rewrite: Wayne Nissen

Wayne Nissen brought to the board the need to review and update the CCC POA covenants, policies, and design review guidelines (DRG). Mr. Miller will soon have all the lots sold in Cherry Creek Crossing and once that is complete the covenants and guidelines will need to be updated regardless. Travis instructed Wayne to go ahead and begin working on a draft re-write of the Covenants, Conditions, and Restrictions (CC&R) and for Mr. Ron Nassman (DRC Head) to lead the DRC in drafting a DRG revision. The board in time, would work with the legal authority to ensure legality. Travis stated the goal would be to have approved products ready to go or soon thereafter once the last lot was sold.

Wayne also updated the board on the status of the commercial lot that most residents have noticed the large amount of fill-dirt being brought in and the grading of the site. Wayne stated that, although Mr. Miller has not finalized what is to go on the lot, the initial thought process is still an aquaponics facility that would potentially grow and sell local vegetables. Wayne stated that as of now, the land is only being prepped for potential development.

Vice President: Eric Rasmussen

Eric brought to the board the draft of a “Welcome Letter” for new residents moving into Cherry Creek Crossing. The board unanimously agreed to making this letter a standard within the POA. Travis had a few edits, but this letter will be official at the next board meeting.

Eric wanted to point out important dates coming up:

1. **Water Meter Reading** – to be turned in no later than 30 October. Mr. Jack Glavan sent out notices on 15 October to all residents.
2. **Trash Collection** – Waste Management collection will be in November
3. **Annual POA Dues** – Annual dues will be collected in January

President: Travis Boone

Travis opened with the idea of the possibility of expansion of the trail system within Cherry Creek Crossing and what that might look like to include location, maintenance, and cost. Nothing definitive, just an initial discussion. It was explained to the board by Wayne, that the trail that runs along Hodgen Road is maintained by the Fox Run Park and is need of maintenance repairs.

Travis also wanted to explore the idea of neighborhood community events with the Holiday Decorating Committee perhaps leading it off, with an end state to build a tighter, close knit community. Ideas such as a summer BBQ or any other ideas. He is open to the community for suggestions.

Lastly, Travis wants to ensure that future board meetings begin to define a set agenda as the board gets more acquainted with their roles and responsibilities as well as input from the community to be brought before the board.

Discussion for the good of the community:

- Stage 1 fire ban is now in place for El Paso County until further notice

Next Board Meeting: 13 November 2016 7:00pm

Meeting Adjourned: 8:45pm by President Travis Boone

Respectfully submitted,

//SIGNED//

Jason P Gallegos

Secretary

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Important Links:

- CCC Website: <http://www.cherrycreekcrossing.com/>
- Pikes Peak Regional Building Department: <http://www.pprbd.org/>
- Public Record Real Estate Property Search: <http://land.elpasoco.com/>
- El Paso County Sheriff's Office: <http://www.epcsheriff.com/>
- CCC Next Door Neighbor: <https://cherrycreekcrossing.nextdoor.com/>

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