



Property Owners Association

BOARD MINUTES

13 November 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 (Excused)
- Mike Pipkins (Present)
- Cornelius Speed (Present)
- Victor Vasquez (Present)

Overview: The board hopes everyone had a great Thanksgiving Holiday and is looking forward to the visual of Christmas lights lighting up the neighborhood this December. Much of this month's board meeting was focused on the 2017 Cherry Creek Crossing POA Budget.

Treasurer: Cornelius Speed

Cornelius provided the board with a copy of the 2016 Balance Sheet to date and the framework for the 2017 budget using the 2016 budget as a frame of reference. The board went through the budget line by line and adjusted the income and expenses to anticipated levels for the next year. The majority of adjustments resulted in lowering the amount of anticipated expenses with the goal of breaking even at a minimum, hopefully resulting in a surplus for the community. The 2017 budget, when finalized, will be made available to the community in future minutes.

Reminder that those using Waste Management within the community, invoices of \$157.44 will be sent out by the 15th of December and due by the end of January.

HOA invoices of \$240 will be sent out in January and due no later than the 28th of February for the 2017 calendar year.

Secretary: Jason Gallegos

Jason discussed the need to have knowledge of incoming and outgoing residents as to keep the community roster updated. It was discussed that Cornelius would provide the board with the incoming and outgoing of residents as he is abreast of all property transactions within the community.

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. **UPDATE:** Mike is still researching this project.

Grounds Maintenance: Ronny Brown, Mike Pipkins, Wayne Nissen

A question from a resident was brought to the board regarding the mowing of the natural grass in and around the common area. Answer from Grounds Maintenance is that the area is budgeted for the spraying of the trail to kill surface weeds and the common area to control the noxious weeds. No mowing is budgeted for grass in the common area however our Grounds Maintenance members take it upon themselves to mow a 2-3' strip on both sides of the trail as well as cutting the grass and weeds at the two entrances into the community.

Wayne proposed the idea of starting up the redecorating of the entrances for the holiday season with lights and other decorations. **UPDATE:** Mike Pipkins, Victor Vasquez, Mike Parris and his daughter Livvy decorated both entrances.

Covenant Violations: Victor Vasquez

Victor reported no covenant violations. It was discussed to define the covenants enforcement policy and fine schedule. **UPDATE:** Eric Rasmussen researched covenant enforcement policies and recommended to use the Kings Deer policy as a template as it is well written and reflects a commonality with Cherry Creek Crossing.

Covenants, Conditions, and Restrictions (CC&R) Rewrite: Wayne Nissen

Wayne stated that he has begun drafting a re-write of the CC&R. The goal is to have them legally reviewed and ready for implementation once Mr. Nate Miller has sold the last of all the lots in Cherry Creek Crossing.

Wayne also provided no update to the status of the commercial lot since the large amount of fill-dirt was brought in; the land is only being prepped for potential development. The initial thought process is still an aquaponics facility that would potentially grow and sell local vegetables.

Vice President: Eric Rasmussen

Eric brought to the board a revised and final version of a “Cherry Creek Crossing Welcome Letter” for new residents moving into Cherry Creek Crossing. The board unanimously agreed to utilizing this letter as a standard within the POA.

President: Travis Boone

After discussing the budget at length, Travis’ goal is to be as prudent as possible with the budget as to the benefit of the community. He further discussed the idea of wanting to build a tighter, close knit community and discussed exploring the possibility of a summer BBQ in 2017, what that may look like, and if the community would be interested. Wayne stated that the community has done community events such as this in the past and some have been good and others not so much. Mike Pipkins stated that some pockets in the neighborhood have had their own internal events the past few years and believes the community would welcome a summer event with the understanding that many residents may have other plans. Travis is encouraged and wants to look further into this and again, he is open to the community for suggestions.

Discussion for the good of the community:

- A copy of the 2016 Balance Sheet and Budget is attached

Next Board Meeting: 11 December 2016 7:00pm

Meeting Adjourned: 9:00pm by President Travis Boone

Respectfully submitted,

//SIGNED//

Jason P Gallegos

Secretary

719.659.1965

jason.p.gallegos@gmail.com

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/>

Cherry Creek CROSSING

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