



Property Owners Association

BOARD MINUTES

11 December 2016

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

Roll Call of Board Members:

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

Overview: The board hopes everyone had a great Christmas Holiday and New Year's. We are looking forward to the New Year, hoping 2017 brings joy and good tidings to all our residents. This month's board meeting was focused on approving the 2017 Cherry Creek Crossing POA Budget and the latest with the commercial lot at the east entrance.

Treasurer: Cornelius Speed

Cornelius provided the board with the revised 2017 Budget as discussed and coordinated on at the November board meeting. The board went through the budget line by line and verified all adjustments and edits were adjudicated for 2017. Travis called a vote to approve the 2017 budget which passed unanimously with (9) yea's.

Reminder that those using Waste Management within the community, invoices of \$157.44 should be arriving in mail within the next week or two 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 shared with the board that he has received good feedback each month from the residents as to changes in their contact information and or moving/rental information. Jason encourages residents to continue to provide feedback to ensure our residential roster continues to be as accurate as possible.

Information Management: Mike Parris

Mike discussed that he has begun to research the development of an Official Cherry Creek Crossing POA website. The board discussed that it would be beneficial for the POA to have a contingency plan and ability to develop our own website. The purpose would be to have it in the ready once it is determined what Mr. Nate Miller, who owns the current website, will do once he sells off the final properties in Cherry Creek Crossing and develops the commercial lot. It was discussed, in the meantime, the board will continue to piggy-back off Mr. Millers website. Mike stated he will have the framework ready for discussion at the next meeting.

Grounds Maintenance: Ronny Brown, Mike Pipkins, Wayne Nissen

As residents have surely noticed, the Christmas lights did not go as well as planned. Most the light strands were inoperable (that one lightbulb)! It was discussed at the meeting the need to purchase some more light strands after the holiday season and pick some up when they are on sale. While the board is not soliciting donations, if residents did have old strands they are looking to get rid of that are in working condition, the board would certainly not turn them down.

Covenant Violations: Victor Vasquez

It was brought to the boards attention from a resident regarding a covenant violation that extended back from the previous board and has not been rectified. The violation in general was about some heavy equipment on “said” property that needed to be moved. Victor discussed the situation with the resident as he had nothing in writing forwarded from the previous board. Victor penned an agreement with the resident to have the equipment moved no later than June 2017 after the snow melt is complete. The letter has been filed.

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

Wayne is continuing to work the re-write of the CC&R and is nearing completion. The goal is to have them legally reviewed and ready for implementation once Mr. Nate Miller has sold the last lot in Cherry Creek Crossing. Wayne also discussed having to bring Mr. Ron Nasman into the re-write to revise any changes regarding the Design Review Committee (DRC).

Vice President: Eric Rasmussen

Eric contributed to all the issues via TELCON however had nothing significant to contribute from the position of Vice President.

President: Travis Boone

Travis brought to the board the issue of the commercial lot at the east entrance where by now all the residents have noticed the fill dirt that was brought in over the late summer and fall. Nothing has changed from the current proposal by Mr. Nate Miller to eventually put a greenhouse and aquaponics facility that could grow and sell organic produce. Mr. Miller has an upcoming meeting with the county commissioners as to whether greenhouses could be authorized as accessory buildings within a commercial zone and is seeking CCC POA support in the form of a "Letter of Support" from the community.

As sent to the board from Mr. Miller:

"The plan is to build a neighborhood shopping center. Three greenhouses will serve as accessory buildings, producing vegetables and fish. The center will accommodate living quarters, which may be above the stores or in the greenhouse. There is a retail center in downtown Colorado Springs with living accommodations, so we are not reinventing the wheel. We may have as many as four people living on site. This is very important considering the need to address any unanticipated issues in the event of an emergency concerning the fish.

Since there will be shop owners and since we need to make sure that the common areas are kept neat and clean, we will have our own HOA. As far as aesthetics are concerned, I will control design review in the development of the center.

The county is not concerned with design aesthetics. And they have already approved the neighborhood commercial zoning in our master plan of the entire community. However, greenhouses are not part of neighborhood commercial zoning. County staff is very supportive of this addition, and they want to make sure that the community is supportive as well. Shopping centers need anchor tenants. In our case, the greenhouse would serve that purpose.

The County Commissioners will decide whether to allow greenhouses as accessory buildings to a shopping center. If this use is what CCC residents want, then now is the time to show support. Without County approval for the greenhouses, we will revert to typical neighborhood use zoning, which is

similar to what you see at Flying Horse; shops and a convenient store with gas pumps.

My goal has always been to make CCC an attractive and desirable community. I had to think outside the box to add the greenhouse concept. Once having researched it, I tried to put myself in your shoes and imagined whether this would be a desired amenity. Now it is up to you to help make it happen if that's what you want. Wouldn't it be nice for you and your kids to meet your farmer and see how food is grown without pesticides, hormones, or antibiotics. Plus, you'd get it fresh, and not 2 weeks old, or shipped in from foreign countries. Plus, plus, you would have access 12 months out of the year, and not just in the summertime."

Travis led the discussion and all board members contributed to the discussion. Highlights of the conversation were:

- What is Nate's vision of a "neighborhood shopping center" besides the accessory greenhouse / aquaponics facility?
- Up to this point, all that was discussed was the idea of a greenhouse and aquaponics; nothing about a neighborhood shopping center.
- What's to keep marijuana from being grown there? Now or in the future?
- What are the other potential businesses?
- Even if Mr. Miller wants to keep it green and clean; what happens if he sells?
- What happens if the businesses and greenhouse / aquaponics fail? What then?
- Greenhouse and aquaponics could be the better than any alternative.
- Nate owns the commercial lot, he can do and put what he wants with it
- Is there a business plan and lot sketch the board could review before submitting support?
- It is difficult to control greenhouse aesthetics and unpleasant smells related to the fish and/or fertilizer. Would a greenhouse pass the Design Review Guidelines of the neighborhood?
- The proposal to have the greenhouse caretakers live on the property could be problematic.

Bottom line is that Mr. Miller owns the commercial lot and he can do what he wants with it within county guidelines. The board certainly appreciates Mr. Miller keeping the community informed and seeking CCC POA support. After discussing this in much detail, Travis brought to the board a vote as to whether support Mr.

Miller's request to provide a community "Letter of Support". Travis proposed three options to the board.

1. The board could send a letter of support to Mr. Miller
2. The board could send a letter of non-support to Mr. Miller
3. The board could remain silent and neither sign a letter of support or non-support

The board voted (6) in favor on remaining neutral, (2) in favor of support, and (1) abstain. Travis emailed Mr. Miller after the board convened informing Mr. Miller of the board's intention to remain silent at this time to Mr. Miller's endeavors to develop the commercial lot.

Discussion for the good of the community:

- A copy of the approved 2017 Budget is attached

Next Board Meeting: 08 January 2017 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

Property Owners Association

