

Official Minutes of October 1, 2024

Cherry Creek Village North Civic Association

In Attendance: TJ Gordon (President), Damon Smith (Treasurer), Lisa Piantanida (Secretary), Jessica Corbett, Paul Oppegard, Missy Szymanski (Executive Director)

Absent: Katie Kleeman

Called to Order: 7:04pm

Approval of Agenda

Motion to approve: Lisa Piantanida motions, Larry Gnuse seconds.

Motion is unanimously approved

Approval of CCVN September 2024 Minutes

Motion to approve: Damon Smith, Jessica Corbett seconds.

Motion made for approval and unanimously approved

No Update from Councilwoman Hilton: Not in attendance.

Public Input NONE

CRC REPORT:

1 complaint, too many cars parked in front of a home, looking into it, so far haven't noticed it being overcrowded. GV rule, not CCVN.

S. Akron St. Thistle issues/weeds still working with the homeowner on cleanup.

ARC REPORT presented by Paul Oppegard

4596 S. Yosemite, Radon mitigation (doesn't need approval) BUT the placement and look of it is very off putting. Will submit a request to have it painted or possibly moved.

4406 S. Akron St. Roof, will paint black and white.

Zoom with Altitude Law Firm regarding covenants

Arianne Gronowski

First step; document review (last done on Oct. 5th, 2022)

Changing specific provisions; or recommend rehauling all governing documents.

A lot of changes due to energy efficiency; zero scaping; electric vehicle charging stations; signs/flags; in 2024 collection process was changed; of how to provide notice (email, text, voicemail)

If the last change was 2004, there will be a decent amount of changes made.

If full amendment; \$7650 (credit of \$485 for having document review already done) that would entail complete overhaul, bringing you into compliance of all governing documents.

Colorado Statutes will override the Declarations always. But compliance is very important.

**TJ: here's where we spend most of our time;
Roofs, house color, condition of property, overall landscaping, uniform look amongst the neighborhood, sheds, new construction/changing look and feel of neighborhood.**

Arianne: Limited to a \$500 fine, but are allowed to pursue legal action.

Sounds like we may not need an entire overhaul, but more specifics.

Paul Opegard: conformity/ harmony of the neighborhood is where ARC struggles; how can we provide clarifications; or change it?

AG: if your declaration is written with ARC requirements; you are allowed to adopt guidelines, rules/regulations; it would be fairly broad but the board can adopt rules to provide more specific guidelines.

Changes/provisions to Declarations rather than complete overhaul—flat fee would be (ballpark) \$2995-\$3995 which includes voting documents to send to the neighborhood. Just declaration overhaul: \$6750 with no changes to by laws/articles of incorporations.

**Damon: dues are so low, we don't typically enforce collections.
New law requires you to collect on unpaid dues, we are obligated to pursue the unpaid balances. We do not want to be subject to inconsistent pursuits. Treat every owner the same. If you are doing that, you are generally safe from legal pursuit.**

Lisa: How long is the process usually for a full overhaul?

AG: can take anywhere from 10-18 months. Biggest factor is response times from the HOA Board.

Damon: in our declaration; over half at a meeting to attend? 2 ways to do it; in person or by proxy, or by written mail ballot. Quorum doesn't come into play, we need a majority to approve, 96 yes votes required.

TJ: We meet once a month, in November we will talk further. Our annual meeting is in December. We will present to the community the intent to update the Governing Docs.

AG: if you decided in november to push forward, documents could be somewhat ready/drafts be ready by annual meeting.

If doing the limited scope; no questionnaire required, board review and then present at annual meeting.

Damon: Is the questionnaire something we could review before making a decision on full overhaul or partial?

AG: part of the flat fee, but will check and let us know. Since we have had a document review; we may be able to use that in place of a questionnaire.

Motion made by: T.J. to have Altitude do the full revision of articles of incorporation, bylaws and declarations for \$7,700, get the process started now.

Larry Gnuse seconds; motion is unanimously approved.

Larry: Can we send a thank you card to Mary for the amazing work on the front flower beds? Will let Katie know to send.

SOCIAL REPORT

Smores event was a big success! Great turnout.

Next: Halloween; Fitzgeralds, trick or treat street parade will continue.

Date for Adult Holiday Party December 8th; 5:30pm (hosted by the Leonards)

Cookie Exchange December 15th; 1-3pm (hosted by the Hepola's)

Still need hosts for next year; start encouraging neighbors to think about hosting.

Next meeting will we move because of Election? T.J. Will check dates and update the board

Treasurer's Report: Damon Smith

Approval of September Financials

Motion to approve: Larry Gnuse, TJ Gordon seconds

Financials are unanimously approved.

New budget time; will work on proposed budget, work on it as a board and then be ready for the annual meeting.

(some hosts have not turned in receipts from social events)

Periodic report is done.

1 more dues payment was made since the last meeting. 8 are still due/outstanding.

New Business:

Motion to adjourn: Damon Smith, Lisa Piantanida seconds ***Unanimously approved.***
Meeting adjourned 8:35pm