

**Cherry Creek Vista Homeowners Association**  
**Annual Meeting Minutes - UNAPPROVED**  
**5/08/2024**

**Board Members in Attendance**

Neal Birchby.  
Neal Barkley  
Rej Simenson.  
Casey Korejwo  
Jessica Douglass  
David Ariss and Barbara Ariss - Centennial Property Services.

**Guests**

19 owners present

**2024 Annual Meeting called to order**

Meeting was called to order and held virtually by ZOOM.

**2023 Minutes**

The 2023 Annual Meeting Minutes were reviewed. Jessica Douglass made a motion for approval of the Minutes and Neal Barkley seconded the motion. The Minutes were approved unanimously.

**Request for Additional Agenda Items and Quorum**

No additional items were added to the agenda. A quorum was achieved with 46 owners represented by proxy and 25 owners present at the meeting.

**Introduction of Board Members**

Current board members were introduced.

**Financial Report**

Neal Barkley reviewed an abbreviated combination of the Financial Report and the Annual Budget. He explained several items within the reports. Neal stated that the largest expenditure is for the community trash service which is 84% of the Associations budget. Neal Barkley made motion to approve of the Financials, Neal Birchby seconded and this was passed by the members with one objection.

**Discussion of Raising the Ceiling Cap for Annual Assessments**

The CCV HOA Governing Documents only allow for raising the annual dues by 3%. The Association has been running a deficit budget for the last three years because trash expenses have increased at a higher rate. Based on the discussion it appeared most owners agreed that a modest increase was necessary. In order to achieve a higher ceiling, the community would need to vote to approve changing the covenants. The threshold is 67% approval of all the owners.

### **Covenant Enforcement**

Barbara Ariss reported that 296 letters had been sent out over the last year. She also reminded owners that the xeriscape pre approved plans and other guidelines are on the website for those wishing to make changes to their landscaping.

### **ARC Update**

Neal Birchby reviewed the number of submitted plans for review (34) during the previous year. This number is lower than last year. Neal shared that the committee works hard to respond to requests quickly to accommodate owners in the Association.

### **Backyard Chickens**

The Governing Documents for Cherry Creek Vista HOA has a protective covenant restricting chickens and other livestock to be raised within the community. If owners would like to have a vote of the Association, they would need to underwrite the fees to change the language. The community would then vote, the threshold is 67% approval by all the owners in the community. Based on the discussion it appeared that the issue of approving backyard chickens was split evenly by those attending the meeting. The board will reach out to those owners expressing interest in keeping backyard chickens – in the meantime chickens are not allowed to be raised in CCV at this time.

### **Election of the Board of Directors**

Neal Birchby and Rej Simenson were nominated run for the Board of Directors. There were not other names offered from the floor, so Birchby and Simenson were unanimously elected.

### **Upcoming Events**

Ice Cream Social will be August 3<sup>rd</sup>. July 4<sup>th</sup> flag planting will occur with the distribution on Saturday June 29<sup>th</sup>.

### **Quiet Skies over Arapahoe County**

Barbara reported that Rep. Chad Clifford co-sponsored an aviation bill which passed both houses. His next town hall will be 5/13/24 via zoom.

### **Cell Tower**

Arapahoe County has approved the upgrade to the cell tower at Lake View Park. The anti tower group has made one last appeal to the commissioner. The appeal hearing will be June 11<sup>th</sup> and can be attended in person or on line.

### **Adjourned**

The meeting adjourned at 8:15pm

**CCV Board Meeting Called to Order at 8:15pm on 5/08/2024**

Christ Hingst made a motion for the following officer positions: Jessica as President, Chris as VP, Neal Barkley as Treasurer, Rej as Secretary and Neal Birchby as ARC chair. The motion was seconded by Neal Birchby and the motion passed.

Neal Barkley made a motion to pay State Farm \$2389 for insurance coverage and CPS \$1556 for management and supplies. Neal Birchby seconded and the motion passed.

**Meeting adjourned at 8:30pm**