

## **Official Minutes of November 8 2022**

Cherry Creek Village North Civic Association

**In Attendance:** TJ Gordon (President), Katie Kleeman (Vice President), Missy Szymanski (Executive Director), Jessica Corbett, , Johanna Lewis (Treasurer) Pat Nolan, Paul Opegard, Lisa Piantanida (Secretary) Nestor Ramirez , Daphyne Reiff, Larry Gnuse

**Meeting called to order at 7:06 pm by T.J. Gordon**

### **Approval of Agenda**

Motion to approve the Agenda: Katie Kleeman  
Nestor Ramirez: Seconds.

***Motion is unanimously approved***

### **Approval of CCVN HOA October 4, Board Minutes**

Henry Gardiner suggested adding "quotations" or Capital to No Outlet. Change 2033 to 2023.

Lisa Piantanida Motions to approve as amended.

Katie Kleeman Seconds.

***Motion is unanimously approved***

### **Greenwood Village Update: Judith Hilton**

- City has Trimmed trees and added mulch to near entrance areas.
- Key Points from parking meeting and conversations with John Jackson
  - City was not tracking permits, now city is tracking and will match vehicle with address.
    - Municipal code allows 3 non related in 1 house, restrict number of permits to 3 if non related, if related-no restrictions.
    - Should previous permits be taken back? How can data be correct with past permits.
      - City will most likely invalidate all old permits and will have to get new permits. (if permits are recalled, color will most likely change)
        - Will have to show you live at the address.
    - Nestor Ramirez: "will permits be limited to a certain time length? (visitor permits) and if so, how long will they be valid.

- Parking permits are used 8am-4pm, Monday-Friday. Remainder of time it is a public place. Changing to private would mean we are responsible for maintenance (snow removal, etc)
  - TJ Gordon-Attorney and covenants cannot do anything with a public street
- Other news in GV: Will roads get paved in district 1? Comprehensive plan to focus on the commercial-rural part of GV, unpaved currently for Equestrian traffic. District 1 will hold a meeting to amend the comprehensive plan.
- City hall is redoing its foundation (original build on a slab)
- Mayor's holiday lighting 12/10.
- Post has been added to the path that leads from CCVN to Union to slow bike riders and maintain safety.

**Public Input from non-board member residents of CCVN** None present

### **Treasurer's Update.**

Johanna Lewis: report sent is out of date, 1 update.

- Added Newsletter and directory.
- Insurance is a little over budget, next year will go up more.
- Legal fees approved up to \$5000. Current Balance used: \$1900.  
Costs \$69/email sent to lawyers, need to consolidate
- Website \$308 this year, \$480 next year. Based on the number of users.

Motion to approve financials: Daphyne Reiff, Lisa Piantanida seconds.

***Financials are unanimously approved***

### **ARC Report**

8 requests since the last meeting.

- 2 solar panels
- 1 new fence
- 1 new large tree
- 1 new roof
- 2 fence replacements
- 1 driveway extension

What does the board think of the process? What to do when work doesn't match a request? Jump in as soon as possible!

Check to make sure all permits are visible.

## **CRC Report**

Nothing to report.

Henry Gardiners second to last meeting.

Katie nominates Larry Gnuse.

Larry will consider it.

## **Social Report:**

**Halloween** overall a success

A few complaints about start time being too early. Next year possibly send a survey to have CCVN vote on it.

**Holiday Party 12/2/22 6:30-10** BYOB and Desserts. Will send Evite and Eblast. Will add sock drive info onto both.

Sign up sheets for events will be out.

## **Old Business:**

- Covenant review process with lawyer; returned 11 pages of comments, questions and changes. All items were reviewed.
- Will be a substantial group project to change, some are legally required to change.
  - To redo covenants, make a group of community members to help?
  - Will need board approval for changes first.
    - TJ will send electronically to Board members for review, and will be brought up at Annual Meeting.
      - 1/3 of eligible neighbors needed for quorum.
- Storage Locker Update
  - Cube smart employee accidentally deleted our account because of a mistake, rate will go down to \$97 a year—\$115 with insurance, down from \$150. This rate is valid for 6-9 months, then will do a rate negotiation.
- To include in eblast: 1 new board member for CRC and Concert at the Reiff's.

## **New Business:**

### **2023 Budget**

- Went down in administrative \$500
- Website going up next year
- Banking fees will stay the same
- Depreciation the same
- Xcel has gone up
- Gardening expense \$1500
- Insurance up (over by \$80 this year) \$2850

- Legal fees will hit reserves to pay.
- Social is going up \$300
- Storage unit may help add money somewhere else.
- \$1000 projected income. Social budget will not be broken down until events are finalized

Larry Gnuse: “should we raise annual fees?”

We are not currently losing money, dues will not be adjusted.

Pat Nolan: “what are we insuring?”

Currently HOA has an auto policy if on board business and in an accident. Possibly switch to liability? Larry will review.

TJ motions to approve at Annual Meeting

- Letter to non resident owners to get contact info for tenants.
  - when/if/how
  - Legally HOA is allowed to ask for contact and vehicle info.
  - Getting info could lead to better relationships.
- If we have info and access it safely, will it help resolve issues with parking?
  - Best to do it at the same time as parking permits with the city.
- Should there be a penalty for non compliance of vehicles being parked and stored on streets? (ask lawyer)
  - State law changed this year; send a notice and certified letter wait 30 days and then do it again to enforce HOA policy
- Covenants need to be updated.
- Police reports need to be filed for all instances of break ins, big or small.
- Will present a letter to the city of GV. After it is rewritten
  - Henry Gardiner: “makes sense to say it is independent of the parking district, keep simple, clear and concise.”

### **Entrance camera info**

- Vehicle theft up 120% in denver city and county.
  - GV having a quick police force helps us.
- In castle rock where flock is being used, caused castle rock to go down 30% in vehicle crime.
  - 1 camera at each entrance \$4300/year
  - 2 cameras at each entrance \$8000/year
  - Will it save us money in insurance?

- TJ Gordon: “it will not save money overall on insurance, dependent on GV overall level.
- Should have 3-4 people look over the facts.
  - Preserve is using the same system but has no one looking over the data. (let them use their bigger financials to try out before we invest?)
  - Does the issue of vehicle related crime affect property value?

Need to invite the Mayor and Police Chief to the Annual meeting.

- **Johanna Lewis-Next month's meeting will revolve around budget and financials, everything will be going up.**
  - Social budget will be lessened in 2023
  - Numbers will be presented at annual meeting in December

**TJ Gordon- Motion to to Adjourn meeting**

Larry Gnuse, firsts. Katie Kleeman seconds.

***Meeting Adjourned 9:04pm***