

## **Official Minutes of September 9/5/2023**

Cherry Creek Village North Civic Association

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

**Meeting called to order at 7:05 pm by TJ Gordon**

### **Approval of Agenda**

Motion to approve: Lisa Piantanida  
Nestor Ramirez seconds.

***Motion is unanimously approved***

### **Approval of CCVN August 1, 2023 Minutes**

Motion to approve minutes: Jessica Corbett  
Larry Gnuse seconds.

***Motion is unanimously approved***

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

### **Greenwood Village Update with Judith Hilton**

Did not come, no current updates.

Update from TJ after talking with Judy. Yosemite medians are a cooperative work in progress with Denver and GV.

Multifamily development project at Dayton light rail station was denied, owners will change the proposal and submit again.

### **Update on Covenant Review Committee**

New Committee members: Gordon and Susie Roy, Chris McLaughlin and Henry Gardiner, Led by Pat Nolan. Pat will try to get someone from S. Akron St. to join too.

### **Treasurer's Report, presented by Johanna Lewis**

Johanna will be stepping down as treasurer, *Damon Smith has volunteered to be our new treasurer. Motion to approve Damon unanimously approved.*

Katie hand delivered invoices to residents with unpaid dues, we are now down to 1 delinquent account. Great job Katie!

Motion to approve financials: Lisa Piantanida, Pat Nolan seconds.

***Motion passes, financials are approved.***

## **ARC REPORT presented by Nestor Paul Oppgard**

Requests for: 2 solar panels, 1 roof modification increasing slope, 1 garage remodel, 5 landscaping requests, 1 fence.

All were approved.

Group discussion regarding new construction at 9150 E. Radcliff Ave.:

T.J. spoke with Arianne Gronowski on August 18<sup>th</sup> concerning criteria to be used by the ARC when approving/denying submissions. Our current covenants and bylaws do give the board the right to deny homeowner requests for structural changes. T.J. explained the circumstances and concerns of allowing a two story home in a section of the neighborhood which only has 1 story homes. Ms. Gronowski suggested that we have to look at the existence of two story homes anywhere in the neighborhood. Our covenants and bylaws do not differentiate any blocks or sections of the neighborhood. T.J. let her know that we have multiple two story homes mixed throughout the community. Ms. Gronowski's opinion was that if the HOA Board rejected the proposal, based on the home being two stories and larger than the current home, and the homeowner chose to fight the decision, the HOA would not be successful. The Board continued to discuss many scenarios regarding this project and decided to not ask the ARC members to deny it. Paul said they would continue to have discussions with the homeowner and ask if they could possibly tone down the starkness and contrast of the color schemes, helping the home blend in better with the neighborhood.

## **CRC REPORT**

Larry handled complaints of weeds, and dead tree branches. He will be speaking to a neighbor about exposed trash cans later this week.

Larry said we have received a complaint about a neighbor dog sitting multiple dogs acting like a kennel, he will also look into this.

## **SOCIAL REPORT**

Ice Cream Social was a success!

Upcoming events: Flamingo Friday on 9/15/2023—hosted by the Reiff's

Flamingo Fridays have been successful this summer.

Would like ideas for events;a book club for the neighborhood has been presented.

## **Old Business**

Website privacy updated.

Social Budget proposal given

Treasurer replacement= Done

**New Business**

Pat brought up the motorcycles that are racing through the neighborhood, many board members have seen them, they are residents and a couple neighbors have asked them to be more careful and considerate. The police have stopped them and asked them to slow down. Consensus was to call the police repeatedly if they continue doing it.

**Motion to adjourn Katie Kleeman****Larry Gnuse Seconds*****Motion passes*****Meeting adjourned 8:14pm**