

CCVN HOA Meeting December 2, 2025

Attendance: TJ Gordon, Damon Smith, Lisa Piantanida, Larry Gnuse, Jess Corbett, Daphyne Reiff, Rick Reiff

Meeting Commenced at 7:08pm.

Welcome and Approval of Agenda

TJ welcomed and Damon made a motion to approve the agenda. Daphyne seconded. Motion passed.

Introduction of Current CCVN HOA Board Members

Each member introduced themselves.

City of Greenwood Village Update

Mayor George Lantz provided the following updates:

- Marilyn-Hickey property at Orchard and I25, 10 acres, has been approved for a Whole Foods market, additional tenants such as Huntington Bank, and 54 townhomes .
- Property just south of Landmark, 13 acres, has been approved for 110 single family homes (brownstone style, 4-story).
- Marjorie Perry Nature Preserve – GV bought water rights and has drilled a well which will provide irrigation to trees on the highline canal.
- Ting project continues to move along through GV.
- Xcel's undergrounding of lines has begun along the east side of the neighborhood along the park.
- Ownership of Village Greens park is shared by the Cherry Creek School District (they own the south end of the park including all of the fields), the City of Greenwood Village (they own the north end including the frisbee golf and mountain bike park), and the Army Corp of Engineers (they own the parking lot and every east toward the Dam). GV has leases on the land and they all work in partnership.
- GV Mayor will meet with Scott Smith of CCSD monthly during the construction process to receive timely updates on its progress.
- RTD parking garage near Caley and Arapahoe will be the home to four new pickleball courts – construction will start next year. GV will request \$600k from Arapahoe County for this project and \$600k from Spyman for this project.

Councilwoman Katrin Metzger commented on the following topics:

- No updates on home rule.
- She is closely following the Cherry Creek High School rebuild.
- Airport noise issue.

Two Officers from the GV police department attended and provided the following updates:

- The GVPD visited CCVN neighborhood 172 times in 2025.

- They provided 25 vacation watches for homes.
- CCVN had two criminal trespasses (car break-ins).
- CCVN had two burglaries (Lisa believes these were burglaries to garages)
- The GV Citizens' Academy is starting soon – they encouraged our residents to sign up and participate.
- Reminder to call GVPD, not Denver – sometimes calls are accidentally routed to Denver 911. Program the GV non-emergency line in your phone to ensure you get GV.
- Porch Pirate season. Suggested folks check into Amazon Key.
- GV just got a new police drone which will provide first response.
- Blue envelope program was just launched.

Approval of November Meeting Minutes

Damon made a motion to approve the minutes; Larry seconded. Motion passed.

Treasurer's Report

NOTE - See attached budget documents.

Approval of the December financials

Daphyne made a motion; Jess seconded the motion. Motion passed.

Approval of the 2026 CCVN budget

Larry made a motion; Jess seconded the motion. Motion passed.

ARC committee

Tonight was Jess Corbett's last meeting on the HOA; she resigned.

Jess provided an overview of the 30 ARC requests made in 2025 including landscaping, solar panels, roofs, paint, fences, rear patio, sheds, sports court, and driveways.

CRC

Larry provided an overview of the CRC, stating complaints in the neighborhood were way down for 2025. He noted the noxious weed issue was a concern for 30 property owners.

Social Report

Lisa provided an overview of the year's social events and highlighted the last two upcoming events for 2025:

- **December 6th** – Adult Holiday Party, 7pm at Damon and Gareth Smith's home
- **December 20th** – Holiday Cookie Exchange, 1pm – 3pm at the Corbett's home

The Reiffs put out the wreaths and garlands on the monuments.

Neighbors were encouraged to volunteer to host 2026 social events.

New and Ongoing Business

TJ thanked Stephanie Stein for her work on the monthly e-newsletter and Becca Breen for her work on the printed newsletter.

TJ shared that the HOA continues to work with our attorneys at Altitude Law Firm on the CCVN governing documents.

TJ reminded the neighbors that everyone is welcome to join the HOA board.

Upcoming Business in 2026

TJ discussed the challenges of developing a single database for HOA use and communication. Thanked Nestor for his support in this area and asked for any tech-savvy neighbors to join this effort.

Open for Homeowner Questions

Dean Goss asked if a new neighborhood directory is being worked on.

Sue Rice commented on the increased presence of coyotes.

Damon Smith commented on the increase in large racoons in the neighborhood.

Susie Roy shared that the Sock It To Em sock drive has been discontinued but that we will be using the efforts to collect socks for a different organization, the Clothes to Kids charity. The goal is 2026 pairs of socks.

Adjournment

At 9:52pm, Daphyne made a motion to adjourn the meeting; Jess seconded the motion. The motion passed.