

## **Official Minutes of November 7, 2023**

Cherry Creek Village North Civic Association

**In Attendance:** Katie Kleeman (Vice President), Lisa Piantanida (Secretary), Damon Smith (Treasurer) Missy Szymanski (Executive Director), Nestor Ramirez. Paul Oppegard. Daphyne Reiff, Larry Gnuse. Pat Nolan. Jessica Corbett, Jamie Chaplin  
**ABSENT:** Nestor Ramirez

**Meeting called to order at 7:06 pm by TJ Gordon**

### **Approval of Agenda**

Motion to approve: Katie Kleeman

Lisa Piantanida seconds.

***Motion is unanimously approved***

### **Approval of CCVN September , 2023 Minutes**

Lisa motions to approve minutes with change

Damon Smith seconds.

***Motion is unanimously approved***

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

**Greenwood Village Update with Judith Hilton (Absent).**

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

1 request: Windows and it was approved

**Was approved.**

### **CRC REPORT**

**Complaints that were missing were found and Taken care of by Nestor.**

#### **S. Yosemite Ct.**

Bushes over sidewalk/in street—cleared up

#### **S. Akron St**

Overgrown shrubbery that causes problems with visuals for safety—haven't been fixed yet, but they have been given a blue tag.

#### **S. Alton Ct.**

Trees need trimmed, blue tag given, have been taken care of

#### **S. Alton St**

Commercial Trailer, irregular use. Has been reported to the city and it is being taken care of by GV.

#### **S. Alton Way**

Has a bush completely blocking the sidewalk, and has been given a blue card.

## **Treasurer's Report: Damon Smith**

Current: transfers

One done, purchase in September.

One properties dues were double paid, credit will be given for 2024

One property with outstanding dues 4697 S. Akron, owner is not the resident.

- Property owner doesn't think they owe the money, and didn't want to pay online. Email was sent with the address to send dues to, check has not been received yet.

**Financials given** Motion to approve: Larry Gnuse. Katie Kleeman seconds.

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

## **For 2024 Budget: Changes proposed**

Changes since last approval:

Actual insurance expense has gone up (\$3000 to \$3300), Website cost has also changed (\$400 to \$450)

Gardening budget, will adjust as needed with Mary Chedsey. \$1,500 is for weather contingency such as 2023 hail storm (will revisit in spring)

**Motion for revised Annual 2024 Budget: Pat Nolan, Daphne Reiff seconds**

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

Insurance Renewal

We have 2 insurance Assured partners; auto owners and great divide. Auto, insures the entrances, also covers liability for injury.

Owners covers general liability for the officers of the HOA.

In the spring we can have the agent come out and review policies with the board..

Included in our coverage is for property management coverage, we should remove this.

Cut through wall is also ours.

**Motion to approve the proposed insurance policy and payment: Larry Gnuse**

**Katie Kleeman seconds. *Motion is unanimously approved.***

The Law Firm sent out the annual fee structure.

Currently we pay hourly

3 different retainer programs

- Retainer \$250/month or \$3000/ year. Designate one person to have unlimited phone calls (has limits—if there is legal research and it generates work, the hourly rate is then tacked on) 30 minutes free for new topics, if in person, they will charge you hourly rate for transportation. Come to a 1 hour long board meeting, pay for travel time. Review an annual audit.

- retainer plus \$320/month, 1 board meeting.
- premium retainer: 90 minutes a month added for email and phone calls. 2 board meetings. \$570/month

Damon suggested we stick with our as needed hourly rate program, board unanimously agrees.

The Covenant Review Committee has had 2 meetings to start to get ideas for this also. Last topic is the Reserve: currently sitting on savings.

Chase bank offers very little for business accounts.

Damon will check with our attorneys and see what other HOA's are advised to do regarding investing reserve funds, alternative to sitting in savings account at Chase.

### **SOCIAL REPORT**

Halloween Party: Huge attendance; 9 pots of chili. Great community participation.

Majority of feedback is very positive to the loop trick or treating system.

Next event: Adult Holiday Party 12/3 4-6pm

Cookie Exchange will be 12/17 1-3pm

Need more volunteers for 2024 events.

### **Old Business**

CRC has had 2 meetings. Need more time.

Pat will be in AZ. Cannot currently commit to dates. Will have someone on committee keep it up to date. Will have someone from the committee to update at annual mtg.

Becca Breen will be taking over doing the newsletter.

**Motion to approve replacing Lisa's broken drink dispenser approximately \$125.00-\$150.00 (was broken at the halloween party)**

***Unanimously approved.***

### **New Business**

Annual Meeting will be held in smaller room in basement 12/5/23 Tuesday 7pm

Do we want the Mayor and both council people?

Room can hold 24 people.

Nestor may be withdrawing from the board, schedule is very busy.

Jess Corbett says she will help on ARC.

**Motion to adjourn Damon Smith, Daphyne Reiff Seconds**

***Motion passes***

**Meeting adjourned 8:31pm**