

CHERRY CREEK

A CONSERVATION COMMUNITY

HOA Meeting Minutes

Date: 1/28/2014
Time: 7:00 PM – 8:00 PM Executive Board Meeting
Location: PENCO Management Office
Attendees: Bob Ippoldo, Christine Marvel, Dave Subers, Jim Kimmel, John Belzner, Ron White, CMCA (PENCO), Homeowners: John Groves and Ted Goldman

I. Call to Order

- Bob Ippoldo, Presiding

II. Review of Minutes:

- The board members approved the minutes from the October meeting via email and they have been posted on the Cherry Creek site.

III. Financial Report:

- Review and discussion of Monthly Financial Statements.
- The Board is considering changing the fiscal year to potentially better account for the seasonal expenses incurred for snow removal and landscaping. Currently the fiscal year is set as the calendar year and we are contemplating changing the fiscal year to start on October 1st and end on September 30th.

IV. Old Business:

- Due to the amount of snow we have had this season so far, we may have to use some of the funds originally allocated for the concrete sidewalk replacement to help offset any potential special assessment charges.

V. New Business:

- Walking Trail repair estimates have been received and will be addressed by Brickman in the spring. The walking trail along Woods Edge needs excavation and grading of the swale.
- Individual homeowners John Groves, Ted Goldman, Bob Cousart, Jayson Corter and Peter Mangelli have organized a meeting for any homeowner who is interested in obtaining information about the technical aspects of stucco and stucco inspections. The meeting is scheduled for February 11th, 2014 7:00PM at the Penn Oaks Golf Club.
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VI. Applications:

- None.

VII. Adjournment

- Next Executive Board Meeting tentative for March.