

Prairie Walk at Cherry Creek
Condo Association
Board Meeting
March 16, 2010
MINUTES

The meeting was called to order at 6:03 pm.

In attendance: Andy Wallace, Cheryl Ellis, Steve Shadwick, Board Members and Vicki Peppers, BRC Real Estate. There were 20 owners present.

The minutes of the January 12, 2010 meeting were reviewed. A motion was made and seconded to approve them. They were approved.

Developer's Report: Andy reported Prairie Walk is still under receivership. Existing units are 100% sold. The next step is a feasibility study to determine how to proceed with completion of the remaining planned buildings. It is expected to be 8-12 months before any action is begun.

Homeowners Forum:

Clubhouse: Some owners wondered why control of the Clubhouse isn't completely turned over to the ownership now that the units are sold. Andy explained that Frontier still has administrative functions requiring use of some of the space, and when building resumes, sales activities will also increase. The Declarations spell out the exact requirements to place control with the owners, and these have not yet been met. It was reiterated that control of the Clubhouse must be maintained by the Board of Directors to protect it from damage by vandalism and carelessness. Meanwhile, the Clubhouse is available to rent for private events, and the Social Committee has begun to hold events for all homeowners.

Dish Network: There is a proposal from Dish Network to install one dish on each building roof that would provide service for the entire building, converting existing dishes to it. This would clean up the exterior appearance by reducing the number of dishes on decks. With a minimum of 75 customers, the installation fee would be waived. A survey will be done to determine interest.

Committee Reports:

Social Committee – Bert reported there are now about 12 people on the committee. They met and created a list of activities for the Clubhouse as well as off-site events, including a trip to Blackhawk. The event on Feb. 28 had 30-40 attendees and all had a good time. The committee plans to have 2 host couples for each event who will be responsible for gaining entry, supervising the activity, clean-up and lock-up. Activities will be announced on signs by the clubhouse and mailboxes, and in the newsletter when timing allows.

Landscape Committee – a representative from Summit Services gave the Board a report on his inspection of the problem area between buildings 7 & 8 where the sidewalk is icy due to improper drainage. He briefed them on the solution (raising the sidewalk) which will be done in the spring, after the snow is done. A walk-through was planned for April 20th to identify and prioritize needed actions, keeping the budget in mind. The Board discussed plans to yellow stripe the parking spots by the mailboxes to remind all that parking here is limited to 10 minutes. When vehicles stay there, the snow plow cannot clear the area, and it stays icy and dangerous for pedestrians trying to get their mail.

Old Business: A proposal was obtained for installing motion sensors in the fitness center to control the lights. Turning off the lights when the area is not occupied would save quite a bit on utility bills. There was a motion to approve and proceed. It was seconded and approved.

New Business:

A quote was obtained to seal and repair the asphalt. This includes sweeping and re-painting the lines and numbers. It is from the same company that did it last time, and is lower than the last quote and about

\$3,000 below the amount budgeted for this. A motion was made to accept this quote. It was seconded and approved.

Rules & Regulations. It was suggested there are points in the community rules that should be revised, especially regarding bicycles on balconies and dogs. It was decided the Board would do a preliminary review and then appoint a committee of homeowners to propose needed changes.

Painting Trim. A quote was gotten to re-paint the trim on all buildings in late July. Vicki will get two more quotes before a contractor is selected.

Financials were reviewed. The reserves are in good shape. We are mostly on budget for the year.

Delinquencies were discussed. Collection has been made on one large account and several small ones.

There was a discussion regarding at what point there should be another board member appointed from the homeowners. Per CIOA regulations, we need to be at 306 units (currently at 288).

The Board discussed use of the Clubhouse by Frontier. With reduced sales activity, Frontier is consolidating their materials to have more room for homeowner activities. This is with the understanding that when development re-starts, they may need to have more space.

Violations were reviewed and discussed.

The meeting was adjourned at 7:50 pm.

Respectfully submitted to the Board,

Cheri Pyle
BRC Real Estate Corporation