

Prairie Walk at Cherry Creek Condo Association
Board Meeting
May 18, 2010
MINUTES

The meeting was called to order at 6:04 pm.

In attendance: Cheryl Ellis, Robert Matthew, Steve Shadwick, Board Members and Vicki Peppers, BRC Real Estate. There were 12 owners present. Andy Wallace was excused.

The minutes of the March 16, 2010 meeting were reviewed. A motion was made and seconded to approve them. The minutes were approved.

Homeowners Forum:

One homeowner reported that there has been trash overflowing from a unit for 2 weeks. A violation notice will be sent immediately.

Bob asked if the wild grass that grows by the sidewalks can be trimmed. There was some discussion as to whether we could mow this as it is part of the wildlife preserve area that is protected. Vicki will research this with the landscaper.

Another homeowner reported continuing problems with leakage around his windows, resulting in pooling on the patio, and water seeping in under the door. The builder did some work on it, but the problem is not resolved. Vicki will have him look at it again, and if still not resolved, get another contractor for it.

A homeowner who received a violation notice for installing window coverings without approval appealed to the board. She would like to keep her curtains, but they are not the approved color. It was agreed that she could keep the curtains if she installed proper coverings between the curtains and the outside so that the curtains cannot be seen from the exterior.

There was a concern about Frontier building materials being stored in a carport area. It was reported that Andy has plans to move these very soon.

One homeowner would like to start a Neighborhood Watch program. He will invite a representative to come to the annual meeting to brief owners on this program.

Committee Reports:

Contract negotiations have begun with DirecTV to install one dish per building at no cost to the HOA. This proposal includes a very reasonable monthly fee for homeowners choosing this option, and a percentage amount going to the HOA. This is completely voluntary, and any homeowner can keep their current provider or choose any other provider they wish. The biggest advantage of the DirecTV option is that it would reduce the number of dishes per building, and greatly improve the community image. One Board member suggested having the Comcast contract reviewed to ensure there is no problem with using existing lines.

Landscaping: Bldg 7 has a lot of dead grass caused by dogs. Bids are being obtained to fix. The area in back of Bldg 7-8 has dead grass from salt used on the icy patches there over the winter. This area will be re-sodded if needed. Top priority is to get the grass recovered, then as the budget allows, replace shrubs and trees. The Board will coordinate with the landscaper on the appropriate trees to replace those that did not do well here.

Social: The Cinco de Mayo event was very successful. No details were available yet on the next event.

Old Business:

Asphalt repair and resealing was done. There is a small amount of finishing to be done on the concrete, and more clean-up is planned.

The recent insurance inspection was discussed. Recommendations from the insurance company need a response. It was decided that the proper response for each issue is that the item meets the code standards when built. Therefore, no construction changes are necessary.

New Business:

There is a request for approval on installation of tile on a deck. The decks are constructed with a material that needs to breathe. If covered, it would store moisture which would result in the break-down of the material, destroying the deck and voiding the warranty. It would also cause mold and mildew to grow, which is a health hazard. The request is denied.

Rules & Regulations. The Board and a committee member discussed the suggested changes. Small alterations were made, and the final version will be mailed to all homeowners for review in the coming week.

A homeowner sent in a request to change to a specific reserved parking space. This space is already assigned to another owner. Since the requesting owner has a physical issue, the Board agreed to assign her a closer spot, and will ask the owner of the requested spot if he would be willing to exchange the parking spots.

Violations were reviewed. One owner has installed bars across the patio sliding doors, not approved by the board. It was decided the bars are unacceptable, and must be removed.

Financials were reviewed. There was discussion on the high amount of electricity costs, as we are over budget on this expense. Rates have increased and it has been a colder spring than usual so far, and the hot tub has been open all winter.

A Board member requested a graph showing the amount planned to go into Reserves compared to the actual amount deposited each month.

Delinquencies were discussed. Several accounts are being paid slowly. Some have gone into legal actions such as wage garnishment.

A message board for the fitness center had been previously requested. The Board decided on one to be purchased this week.

It was decided to install a "No Soliciting" sign near the front entry.

A motion to adjourn was made and seconded. The meeting was adjourned at 7:40 pm.

Respectfully submitted to the Board,

Cheri Pyle
BRC Real Estate Corporation