

1. The bimonthly board meeting of the Cherokee Park Homeowners Association was called to order by President Eugenia Griffin at 5 PM, April 11, 2019, at 6865 Galley Road, Colorado Springs, CO 80915.

Board members present:

President - Eugenia Griffin

Vice President - Michael Fontana

Director - Charlotte Pitts

Secretary/Treasurer - Bruce D. Wisz

Board members absent: None

ZandR Property Management Representative present: Kerry Cantrell

Visitor(s) present: 1

2. Previous Minutes: Minutes for the January 5, 2019 bimonthly meeting were reviewed. Motion made by Mr. Fontana, 2nd by Mr. Wisz, to accept these and the Mar 1, 2019 Special Meeting minutes as written; motion passed; there was no meeting in February 2019.

3. Quick Reference Information:

a. The Income and Expense Comparative Statement, 3/31/19, page 19 shows Year-to-Date Actual spending for 2019 is \$27,424 versus the Year-to-Date Budget of \$27,174; which is a difference of \$250 or .009% more spending. OPEN.

b. The Orten Cavanagh Richmond & Holmes, LLC Collection Status Report, dated 3/8/19, page 25, was reviewed and the amount of HOA dues and legal fees owed totals \$11,692.92 (as listed on page 14, Aged Accounts Receivable, dated 3/31/19). OPEN.

c. Water usage: Jan to Mar 2019 actual is \$403 with a budget amount of \$642; which is a difference of \$239 or 41% less spending. The 2019 budget is \$14,000, Cherokee Park HOA 2019 Budget. OPEN.

4. Continuing Business:

Building Roof Replacement: There are two building roofs left to be replaced. OPEN.

5. New Business:

a. Agenda Follow-up: A list of OPEN items will be developed. OPEN.

b. Bill payment for electrical work on Ms. Pitts unit will be delayed until American Electric statement detailing what was done is received from the biller. OPEN.

c. Damaged Trees: The tree at 2405 WC will be removed. The tree at 2415 CPP will remain. OPEN.
Note: On 4/24/19 I noticed a workman removing parts of the 2405 WC tree; pictures shown below.



2405 WC 24 Apr 19 #1



2405 WC 24 Apr 19 #2



2405 WC 24 Apr 19 #3

On 4/25/19, parts of the tree are still there. He has to trim them down before removing them, pictures shown below. OPEN



2405 WC 25 Apr 19

d. Deferred Maintenance: Listing of what needs to be done will wait until a contractor is found. Mr. Fontana and Mr. Wisz will start doing checks on possible items to be repaired/replaced. OPEN.

e. Dog Feces: No action taken yet. OPEN.

f. Page 34 - UNLIMITED LANDSCAPE SERVICES, INC Landscape Maintenance Service Agreement , 1/1/19 - 12/31/19. Motion made by Mr. Fontana 2nd by Mr. Wisz, to accept this agreement, motion passed 4-0. CLOSED. Note: Still looking for a snow removal contractor.

6. Bimonthly Board Meeting Adjournment: There being no further business to discuss, a motion was made by Mr. Wisz, 2nd by Ms. Pitts to adjourn the meeting; motion passed and the meeting was adjourned at 6:20 PM.

7. 2019 Bimonthly Board Meeting: The next 2019 bimonthly board meeting will be at 5 PM, May 9, 2019 (2nd Thursday), at 6865 Galley Road, Colorado Springs, CO 80915. If very inclement weather occurs the meeting will be rescheduled.

Bruce D. Wisz, Secretary/Treasurer
April 25, 2019