

1. The Jan 2017 Bimonthly Board Meeting of the Cherokee Park Homeowners Association was called to order by **President** Becca Haarbrink at 5:42 pm, Jan 12, 2017, at 6015 Lehman Drive, suite 205, Colorado Springs, CO 80915.

Board members present: **President** Becca Haarbrink, **Vice President** Paul J. Botz , **Secretary/Treasurer** Bruce D. Wisz

Board members absent: None

ZandR Property Management Representative present: Kerry Cantrell

Visitor(s) present: None

2. Previous Minutes: Minutes for the Sep 22, 2016 bimonthly meeting were reviewed. Motion made by Ms. Haarbrink, 2nd by Mr. Wisz, to accept the minutes; motion passed 3-0; there was no meeting in Nov 2016.

3. Quick Reference Information:

a. The *Income and Expense Comparative Statement, 12/31/16*, handout page 2 shows Year-to-Date Actual spending (Total Expenses) for 2016 is \$260,163 versus the Year-to-Date Budget (Total Expenses) of \$111,410; which is a difference of \$148,753 or about 233% more spending.

b. The total amount of HOA dues and legal fees owed is \$72,404.38 (as listed on handout page 4, Aged Accounts Receivable, dated 12/31/16).

4. New Business:

Holladay Grace Roofing contract, 10 Aug 16: Update presented. Probable start date is May 2017, depending on the weather and full payment of unit insurance monies.

5. Bimonthly Board Meeting Adjournment: There being no further business to discuss, a motion was made by Mr. Botz, 2nd by Mr. Wisz to adjourn the meeting; motion passed by 3-0 and the meeting was adjourned at 5:50 pm.

6. 2017 Bimonthly Board Meeting: The next 2017 bimonthly board meeting will be at 5:30 PM, March 9, 2017 (2nd Thursday), at Mrs. Haarbrink's home at 2366 Washo Circle, Colorado Springs, CO 80915. If inclement weather occurs the meeting will be rescheduled.

7. Yearly Annual Board Meeting: The 2018 annual meeting will be held at 6 PM, January 11, 2018 (2nd Thursday), at 6015 Lehman Drive, suite 205. If inclement weather occurs the meeting will be rescheduled.

Bruce D. Wisz

Secretary/Treasurer