

1. The bimonthly board meeting of the Cherokee Park Homeowners Association was called to order at 4:30 PM, July 12, 2018, at 6865 Galley Road, Colorado Springs, CO 80915.

Board members present:

President - vacant

Vice President - vacant

Director - Michael Fontana

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 May 10, 2018 bimonthly meeting were reviewed. Motion made by Mr. Wisz, 2nd by Mr. Fontana, to accept the minutes; motion passed; there was no meeting in June 2018.

3. Quick Reference Information:

a. The Income and Expense Comparative Statement, 6/30/18, page 12, shows Year-to-Date Actual spending for 2018 is \$63,775 versus the Year-to-Date Budget of \$53,994; which is a difference of \$9,781 or 18.11% more spending. OPEN.

b. The Orten Cavanagh Richmond & Holmes, LLC Collection Status Report, dated 7/5/18, page 18, was reviewed and the amount of HOA dues and legal fees owed totals \$18,181.81 (listed on page 12, Aged Accounts Receivable, dated 6/30/18). OPEN.

c. Water usage: Jan to Jun 2018 actual is \$3,002 with a budget amount of \$6,000, which is a difference of \$2,998 or 50% less spending. The 2018 budget is \$12,000 (Cherokee Park HOA 2018 Budget 6/30/18, page 12.) OPEN.

4. Continuing Business:

a. Building Roof Replacement: There is one building roofs left to be replaced. OPEN.

b. Vacant Board Positions: Two candidates were proposed for the board: Ms. Eugenia Griffin and Ms. Charlotte Pitts. Mr. Fontana recommended that the candidates be appointed to the board; 2nd by Mr. Wisz; motion passed. There are now four board members. CLOSED.

5. New Business:

a. Neighborhood Watch was discussed. Mr. Cantrell will prepare some information and send it out.
OPEN.

b. Mr, Cantrell reminded the board members to get an email address for just HOA business. OPEN.

6. Bimonthly Board Meeting Adjournment: There being no further business to discuss, a motion was made by Mr. Wisz, 2nd by Mr. Fontana to adjourn the meeting; motion passed and the meeting was adjourned at 535 PM.

7. 2018 Bimonthly Board Meeting: The next 2018 bimonthly board meeting will be at 4:30 PM, Sep 13, 2018 (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