

1. The bimonthly board meeting of the Cherokee Park Homeowners Association was called to order at 4:30 PM, Nov 8, 2018, at 6865 Galley Road, Colorado Springs, CO 80915.

**Board members present:**

President - Eugenia Griffin  
Vice President - Michael Fontana  
Secretary/Treasurer - Bruce D. Wisz  
Director - Charlotte Pitts

**Board members absent:** None

**ZandR Property Management Representative present:** Kerry Cantrell

**Visitor(s) present:** none

**2. Previous Minutes:** Minutes for the Sep 20, 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 Oct 2018.

**3. Quick Reference Information:**

a. The Income and Expense Comparative Statement, 9/30/18, page 4, shows Year-to-Date Actual spending for 2018 is \$95,662 versus the Year-to-Date Budget of \$91,553; which is a difference of \$4,109 or 4.4% more spending. OPEN.

b. The Orten Cavanagh Richmond & Holmes, LLC Collection Status Report, dated 10/5/18, page 10, was reviewed and the amount of HOA dues and legal fees owed totals \$17,155.96 (listed on page 6, Aged Accounts Receivable, dated 9/30/18). OPEN.

c. Water usage: Jan to Sep 2018 actual is \$15,514 with a budget amount of \$9,000, which is a difference of \$6,514 or 72.3% more spending. The 2018 budget is \$12,000 (Cherokee Park HOA 2018 Budget 9/30/18, page 18.) OPEN.

**4. Continuing Business:**

a. Building Roof Replacement: There are four unit roofs left to be replaced. OPEN.

b. Neighborhood Watch was discussed. Mr. Cantrell will prepare some information and send it out. Information was sent out. CLOSED.

c. Mr. Cantrell reminded the board members to get an email address for just HOA business. All board members have email addresses. CLOSED.

**5. New Business:**

2019 Budget: Mr. Cantrell presented the budget, with no increase in monthly dues. A motion was made by Mr. Wisz, 2nd by Mr. Fontana to approve the budget. Motion passed. CLOSED.

**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 5:40 PM.

**7. 2019 Bimonthly Board Meeting:** The next 2019 bimonthly board meeting will be at 4:30 PM, Jan 10, 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