

1. The bimonthly board meeting of the Cherokee Park Homeowners Association was called to order at 4:30 PM, September 25, 2018, at 6865 Galley Road, Colorado Springs, CO 80915.

Board members present:

President – Eugenia Griffin

Vice President - vacant

Director - Michael Fontana

Secretary/Treasurer - Bruce D. Wisz-Excused Absence

D@L- Charlotte Pitts

Board members absent: None

ZandR Property Management Representative present: Kerry Cantrell

Visitor(s) present: none

2. Previous Minutes: Minutes for the July 12, 2018 bimonthly meeting were reviewed. Motion made by Ms. Pitts, 2nd by Mr. Fontana, to accept the minutes; motion passed.

3. Quick Reference Information:

a. The Income and Expense Comparative Statement, 8/31/18, shows Year-to-Date Actual spending for 2018 is \$85,185 versus the Year-to-Date Budget of \$72,022; which is a difference of \$13,163.

b. The Orten Cavanagh Richmond & Holmes, LLC Collection Status Report, dated 9/7/18 was reviewed and the amount of HOA dues and legal fees owed totals \$17,671

4. Continuing Business:

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

5. New Business:

a. The Board discussed the draft 2019 operating budget, with a 5.5% dues increase built in. Tabled until the November meeting.

b. Mrs. Pitts discussed ongoing neighborhood watch activities.

6. Bimonthly Board Meeting Adjournment: There being no further business to discuss, a motion was made by Mr. Fontana, 2nd by Ms. Griffin to adjourn the meeting; motion passed and the meeting was adjourned at 5:55 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.

Respectfully submitted,

Kerry Cantrell, Property Manager