

Villages of Cherry Hills Annual Meeting

Thursday, September 18th

Board Members & Property Manager in Attendance

- ❖ Diane Burnell, Property Manager
- ❖ Mike Doak, President – Willow Glen
- ❖ Mark Hayek, Treasurer – Audubon Village
- ❖ Diane Alonzo – Arlington Terrace
- ❖ Aaron Kunzler – Oak Park
- ❖ Laura Watkins – Hunter's Crossing
- ❖ Open (Resident volunteered, Mike got her name) – Carriage Crossing
- ❖ Open – Victoria Crossing (Can two people share this position and alternate meetings?)

Presenters

- ❖ **Mike Doak – President**
 - Spoke of things accomplished since the September 2024 meeting
 - ✓ Improvements at the North and South Pool
 - ✓ Landscaping, irrigation, and pond improvements
 - PDK issues to be addressed in 2025 pool season
 - ✓ Representative from PDK will be at the North Pool first day pool opens to assist with phone app
- ❖ First Thursday of every month Mike goes to the coffee meeting with the Mayor.
- ❖ **Questions/ Items brought to Mike's attention**
 - The fountain in the pond at Victoria Crossing does not work. Mike will check in to it.
 - Can we purchase floating swans for the pond at our entrance, such as those in the ponds at the Enclaves, to keep the geese away?
 - Can we get rid of the sand at the playground and replace it with something else?
 - ✓ Response: Other options are very costly
 - Parking situation in Carriage Crossing- many parking spots were eliminated
 - ✓ Who made the decision? Can it be changed?
 - Foliage around the lake at Victoria Crossing needs to be cut back
 - Was the leak in the pond at the entrance fixed.
 - ✓ Mike said it had quit leaking at this point, but lines still need to be sealed
- ✓ Resident questioned having seen private trucks (not Greenwood) cutting limbs on trees

Presenters - continued

❖ **Steve Cook – Resident of Lancaster Estates (Retired developer)**

- Attends Mayor's coffees and Wildwood City Council Meetings
 - ✓ Ward 8 Council Members: Cliff Albers and Michael Gillani
- Voted on and **approved** by the City Council at the last meeting:
 - ✓ A four-story, 168-unit apartment building
 - ✓ Approved - Tax abatement of \$52.5 million
 - ✓ The City Council felt that the businesses in Wildwood are failing because we don't have enough people living in the area.
- Other properties to be aware of so we can keep this same thing from happening again
 - ✓ The 11 acres on the east side of Larry's Tavern
 - ✓ The undeveloped land on the west side of the entrance to the Villages of Cherry Hills
- Message: Let our councilmen know you how unhappy you are with this decision
 - ✓ Make informed decisions when it comes time to vote for our councilmen again

❖ **Mark Hayek – Treasurer**

- Finances are in good shape now, but need to start putting additional money into the reserves due to an aging subdivision.
- The reserves need to be built up for long term projects coming up in the future
- Landscaping soaks up a large part of the budget every year
- Upcoming expenses over the next few years
 - ✓ Replace the fence around the North pool
 - ☞ At this time, it is a 4' fence, which is grandfathered into Wildwood's code
 - ☞ When replacing it, we will need to have a 6' fence - ~\$20,000
 - ✓ Stone retaining walls
 - ✓ Removal of any remaining ash trees
 - ✓ 3-4 year project to tear out and redo the tennis courts/all-purpose courts
 - ☞ Cost still to be determined, but could be up to \$150,000
 - ☞ Can the existing sport surface be reused?
 - ☞ Looking into alternatives
- With increased expenses and inflation, assessments will be raised by 10%

❖ **Questions/ Items brought to Mark's attention**

- Can we put money into a CD to make us some money?
 - ✓ Response: We would need to pull the money out for expenses before it would mature.
- Are the Master Association monthly meetings open to all homeowners?
 - ✓ Response: Yes, however, please let us know ahead of time if you plan to attend, so there is room for additional people.
- Due to costs continually rising from year to year, why not do all repairs on the tennis courts/multi-purpose courts all at once?
 - ✓ Response: One option is to put money into reserves for this over a 2-3 year period, then do all the repairs at once

❖ **Aaron Kunzler – Board Member**

- Asking residents to volunteer for committees. Sign up sheeted are on the table.
- Keep your eyes and ears open for issues the occur in our neighborhoods
- We use Facebook as a means of communication with residents.