

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
CHERRY CREEK VISTA PARK & RECREATION DISTRICT  
HELD  
March 19, 2015**

A regular meeting of the Board of Directors of the Cherry Creek Vista Park & Recreation District was held at 6:00 p.m. on March 19, 2015, at St. Peter's Lutheran Church, Greenwood Village, CO 80111.  
The meeting was open to the public.

**Attendance**

In attendance were Directors:  
Howard Buchalter, President  
Melissa Wilson, Vice President  
Bernie Gehris, Assistant Secretary  
Eric Hook, Assistant Secretary  
Brendan Adams, Treasurer

Also in attendance were:

Sarah E.E. Shepherd; Circuit Rider of Colorado, LLC  
Victoria Jump; Swim Team Representative, departed at 6:30 p.m.  
Clayton King; Swim Team Representative, departed at 6:30 p.m.  
Valerie Watts; Cherry Creek Vista South HOA Board, departed at 7:56 p.m.  
Lisa Mauvais; Cherry Creek Vista South HOA Board, departed at 7:56 p.m.  
Fred Hornick; Cherry Creek Vista II HOA Board, departed at 7:45 p.m.  
Austin Domsch, Board Representative, Cherry Creek Vista II HOA Board, departed at 7:45 p.m.  
JC Chambers; MPM Recreation Management, Arrived at 6:08 p.m., departed at 8:25 p.m.  
Eric Plouffe; JBK Landscape Inc., Departed at 8:38 p.m.

**Call to Order/  
Agenda/Dec-  
laration of Con-  
flicts of Interest**

Director Buchalter called the meeting to order at **6:07** p.m. and declared a quorum. He asked if there were any conflicts of interest that needed to be disclosed. **The Agenda was approved by acclamation as amended acknowledging that items may be taken out of order.**

**Director Gehris noted that he is on the Board of the Cherry Creek Vista II Homeowner's Association, and that this is not a conflict of interest.**

**Public Items**

**Swim Team**

Victoria Jump introduced the Board to Mr. Clayton King. Mr. King and his wife will be replacing the Jumps as the Swim Team Representatives. The Board welcomed Mr. King and expressed its thanks to the Jumps for the commitment over the years. Ms. Jump asked if the Board would be granting the \$2,000 contribution to the swim team, per usual. **The Board approved the \$2,000 contribution by acclamation, pending the swim team fulfilling upon its requirements.**

**Cherry Creek Vista II Park**

Cherry Creek Vista II HOA discussion began with review of the current state of the proposal. Discussion followed regarding the total offer, the fit of the agreement for both the HOA, the District, and the community, including transfer costs, improvements, grant application and project capability, and annual maintenance costs. The Board thanked Mr. Hornick and Mr. Domsch for their attendance and work on the project.

Director Buchalter proposed two alternative motions for the park transfer:

**Motion I: that the HOA transfer \$75,000 on delivery of the deed of the park to the District; that the HOA would transfer the park land and tap to the District by was of a written agreement provided by the District by January 1, 2016, contingent upon approval of the transfer by the HOA residents, and that the District would take over maintenance on January 1, 2017.**

**Motion II: that the District Board table the matter.**

Discussion followed. As no second was made to either motion, neither motion was carried.

**Upon a motion by Director Hook, with a second by Director Wilson, the Board voted 5-0 to enter into Executive Session at 7:05 p.m.**

**Executive Session concluded at 7:27 p.m. upon a motion by Director Gehris, with a second by Director Wilson, and vote of 5-0 to adjourn the Executive Session.**

Discussion followed regarding the current offer by the HOA.

**Upon a motion by Director Adams, with a second by Director Hook, the Board voted 3-0, with Directors Gehris and Buchalter abstaining, that the HOA transfer \$25,000 on delivery of the deed of the park to the District, and that the HOA would place \$50,000 in escrow, to be held as an earmarked matching fund for a project grant proposal; that the HOA would transfer the park land and tap to the District in the form of an executed written agreement by September 1, 2015, to be effective on January 1, 2016, contingent upon approval by the HOA residents pursuant to its covenants, including the conditions to not add parking, lighting, or a cell tower to the park.**

The Board thanked Mr. Domsch and Mr Hornick for their consideration, and vice versa.

Cherry Creek Vista South Representatives

Ms. Watts and Ms. Mauvais asked if the Board would be able to replace the basketball nets at Peakview Park, which have been torn by the wind this winter. Discussion followed regarding the long-term plans for Peakview Park, including grant planning, improvements, signage updating, etc. The board would attend to the basketball nets. Ms. Watts and Ms. Mauvais thanked the District for having them at the meeting, and mentioned that Centennial Property Services was working with Cherry Creek Vista South HOA and will be updating covenants this year.

Financial Items

**Upon a motion by Director Gehris, with a second by Director Buchalter, the Board voted 5-0 to defer approval of the financial statements till the April Board meeting.**

**Upon a motion by Director Wilson, with a second by Director Buchalter, the Board voted 5-0 to approve the March 2015 Claims and ratify the February 2015 Claims.**

Administrative Items

Ms. Shepherd presented the minutes from the January 2015. **Upon a motion by Director Buchalter, with a second by Director Hook, the Board voted 3-0 to approve the minutes, as presented, with two abstentions due to two members not having been in attendance at that meeting.**

Ms. Shepherd reviewed the grant application and project.

Ms. Shepherd detailed the request to purchase hot dogs for the Memorial Day free hot dog day, instead of donating \$500 to the Vending Contractor. The Board tabled discussion until the April meeting, when the contractor could attend.

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**Landscape Report**

Mr. Plouffe presented the Landscape report. He described the work done this spring, including application of weed pre-emergent and fertilization. JBK is waiting on planting perennials and caring for shrubs and roses. JBK will complete the plantings and removal of dead shrubs per the January 21, 2015 approved proposal, as soon as possible, while surveying for additional dead plants. Mr. Plouffe will provide a tree planting proposal in April. The Board thanked Mr. Plouffe for the report.

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**Pool Report**

Mr. Chambers presented the April 8 email campaign. He detailed that onsite registration will take place on May 7<sup>th</sup>. MPM has ordered furniture and will email the list of projects for the pool to the Board. Mr. Chambers or Mr. Mundy will check into the phone service over the winter, which will need to be refunded for service that was turned off. Discussion followed regarding projects at the pool. **The Board authorized Director Wilson to purchase flower pots for planting around the pool, which will be maintained by MPM, filled with soil by JBK Landscape, and planted by the swim team.** The Board thanked Mr. Chambers for his report.

**Upon a motion by Director Adams, with a second by Director Buchalter, the Board voted 5-0 to raise each category of pool fees by \$10.**

**Long-Range Planning**

Discussion followed regarding projects to complete in the next 3 years per the project spreadsheets. Ms. Shepherd would bring estimates for those projects to the following meeting for Board approval.

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**Adjournment:**

**Upon a motion by Director Wilson, with a second by Director Adams, the Board voted to adjourn the meeting at 9:07 p.m. The next Board meeting is a Regular Meeting, and is scheduled for April 16, 2015 from 6:00 p.m.-8:00 p.m. at St. Peter's Lutheran Church.**

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Secretary for the Meeting:

