

		<p>Context of project: what influence does the property have on surrounding area. Notes that CK neighborhood is not set on a grid. Multiple “hard” (unchangeable) elements for this property. Examined intersections: Univ and Colorado. Examined external property aesthetic – fences, backyards face Arapahoe. No established entry to the community. This property can be our “established” entry. We do have a good park system nearby; a good recreation program (South Suburban.) With all these things in mind they kept these elements in mind.</p> <p>Looked at other suburban developments. Looked at the ecology; what other open spaces. They took the feedback from the neighborhood and LRPC about water issues, native plants. They have thought of bringing prairie textures into the space. The company studied ways to bring in the softness and low water with a polished look. They have designed a transitional environment where the land moves from the “hard” elements into softer, more native elements. Native plants will be the only materials used.</p> <p>Presented drawings including the trees and plants to be planted. 90/10 fescue grass; planted as sod, the grass grows 6-8” long; will require mowing 1-2 times in the season. Requires less mowing and less water. Other areas: mix of perennials, shrubs, and mixture of warm and cold season grasses. Provides a buffer from Arapahoe; will be a pleasant environment to “hang out” in. Added a walkway so that people can move through and enjoy the space.</p>
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		<p>These plants will provide for birds and bees and will help stop erosion. Showed various plants/flowers that will be planted. The space looks “lush” but does not require a lot of water. Larger trees will be ponderosa pines- this is a good choice for safety and not to restrict views. The space is textured with both grasses and native plants. Path could be concrete or stabilized stone. The company has been sensitive to the neighbors who live adjacent to the property; moved planed path away from their back fences. The 90/10 fescue can be mowed more often if desired; but often these grasses are rarely or never mowed. Shrubs will attract birds and give another layer of texture. Colors will change with seasons including blooming shrubs and plants.</p> <p>Space is set aside for the Cherry Knolls monument.</p> <p>Q: Do you anticipate having to grade the parcel? A: Yes; if the neighborhood decides to go with this plan the area will need to be graded. Keeping in mind accessibility.</p> <p>Q: (comment) Neighbors who live adjacent may have concern with the proximity of the walkway. A: Plants will be considered near the fences. Yuca is strongly considered.</p> <p>Q: What are the maintenance and irrigation plans? A: Projects with no irrigation in CO is very difficult. It will require 3-5 years of irrigation and then should require much less watering. The 90/10 fescue will require watering; but as it becomes established it requires a lot less water. It will take weeding and seeding for the first few years. When established the irrigation will be about ½ of the amount of a Kentucky bluegrass lawn. Recommends separate zones</p>
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		<p>some of which could be turned off after plants are established. Initially will need watering regularly; reduce to weekly; then reduce further as the native plants mature.</p> <p>Q: Your plan has water on the entire ½ acre? A: Yes, until the plants are established.</p> <p>Q: How will snow plowing impact the parcel? A: it will do as well as any plant material we could pick. Other areas which snow is plowed on to (near split rail fences) greens up in the spring/summer.</p> <p>Q: Why did you not use rock in the plan? A: Adding rock tends to move the problem in. We can look at it as an option if the community wants it. Rock next to sidewalk can be problematic (tripping injuries, etc.) Once established the grass will be very robust. At workshop the “absolutely not’s” included: no fabric with rock on top. Covered soil is bad for the soil. The strong recommendation from the LRPC and board was to keep things “soft” and native.</p> <p>Q: How would you change the plan if we wanted less watering? A: I would not change it other than perhaps finding a short term solution to watering the central elements. This ethos includes saving water. Watering the entire parcel is required only for the establishment period; then will reduce significantly. Less water requires more weeding; rock perimeters require herbicide. It would be more ideal to get smaller plants and grow them in rather than buying large, robust plants. Soil will be tested and mitigated to support the establishment of native plants. Limiting weeds was the</p>
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		<p>primary reason for chosen grasses. There will be weeding for the first 3 seasons. This will not be in the high traffic areas; more the interior of the space. Balance of initial maintenance efforts with very little long term maintenance.</p> <p>Q: Cost? A: Conrad: approx. 200k. This includes all plans, tap, construction of tap, and landscaping itself.</p> <p>Q: Cost for annual maintenance? A: No. However, the size is very similar to Cherry Field; this space will require much less water than Cherry Field. The budget for the watering will be similar for the first few years; after that, it will cost about 1/5 of the cost. Ransom will provide an ideal schedule for maintenance (watering, seeding, weeding.)</p> <p>Q: What is the fire risk? A: Trees will be trimmed high; mixture of plants will be fire resistant.</p> <p>Q: What is the visibility of the land? (Concerns about homeless living on the land.) A: Dense vegetation will both limit visibility and discourage vagrants.</p> <p>Q: Noise A: Plant material will help but won't eliminate the noise. Also thinking about perception, the visual may mitigate ones Awareness of the noise.</p> <p>Q: Are there neighborhoods that might be an example of Ransoms vision?</p>
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		<p>A: I will provide this. There is a space in Louisville is a great example of what we are planning.</p> <p>Dusty: Is there an interim step we can take before approving the entire plan? (Dusty) Do we need to inform the community and get input?</p> <p>Board members want to know the maintenance costs annually.</p> <p>Community member: is there a way to stage this?</p> <p>Support for a Town Hall meeting to release history and give context; informing the community that this has been funded for 2 decades and that there is already 90k set aside.</p> <p>Is the first step getting water tap? Plans are required by Denver Water first and then getting approval and installing water tap.</p> <p>Neighbors adjacent to the property should be consulted.</p> <p>Suggesting a town hall with a determined window for comments; and schedule a vote after the comment window expires. Dusty suggests town hall in June. (Will take Ransom until September to finalize plans)</p> <p>The financial ask today is an additional 7k. 5k approved last month. This amount will get all the plans created and ready to submit to Denver Water.</p> <p>Denver Water timing- they can install tap within 2 weeks of plan approval.</p>
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<p>Reports</p>	<ul style="list-style-type: none"> • President- Dustin 	<ul style="list-style-type: none"> • Several requests for weddings at Cherry Field. Any concerns? Noise- cut off time; insurance- pool board is requesting approval. Use of property will not disturb neighborhood events, but it should include a fee. Would not allow a dance floor on the grass. Would be a fee if grass was disturbed. Neighbors nearby may object. Ask for them to apply; assurances to obtain insurance. Recommending that we consult the lease with the pool. Lauren will share a contract she drew up for a private client

	<ul style="list-style-type: none"> • Treasurer- Ben Kennedy • Compliance- Architectural Control-Lauren Thompson • Perimeter-Dustin Szenderski • Social and Events- Lindsay Blankenship 	<p>which addresses needed insurance. The board is in favor of considering this in the future. Not enough time to get insurance and contracts in place for Sept 17 request. MOTION: to approve September 17 wedding: Not approved.</p> <ul style="list-style-type: none"> • No questions about the budget. Household dues paid: 429 (over 85k paid so far.) Improved over last year's # of households at this time. 532 household paid last year. Suggestion to rename "Available funds" to reflect "Capital improvements." Consider breaking into a balance sheet and a profit/loss statement. Consider a professional reserve analysis as significant maintenance costs (fence replacement) will be required soon. Board will address this in future meetings • No report • People needed to do maintenance; only one person (Terri) is doing all the watering. Need volunteers for this and for fence painting. Dustin will send out a watering calendar. It is suggested that board members take a turn. Board will establish a date in September to assist • Dumpster day is this coming weekend. Two dumpsters; one crusher. Need additional volunteers 8:30 to 11:30 on Saturday. • Summer fest is August 13th
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	<ul style="list-style-type: none"> • Town Square (Website) Steve Cahill • Community Interface – Justin Dodson • Communication and Newsletter- Sarah Keene • CENCON- George Hamilton 	<ul style="list-style-type: none"> • Fourth of July: firetruck is requested; may not be games due to no volunteers. • Website: 15 new members on Towne Square; Cherryknolls.org will be up in order to collect dues. The replacement site is ready. New QR codes will be created for the new sites. Note that the new website allows for documents to be posted. (For example, the plans for the parcel.) • Any concerns updating on Cherryknolls.com can come to Justin; he can help. Board thanks Justin for the work he is doing to maintain the old website. • Newsletter deadline: May 18. Sarah can add content re: plans but needs verbiage. Lauren will work with Sarah to get an article prepared for this edition which documents the history of the parcel project; will provide more details in next addition. • Southglenn has sued CenCon about the election of officers. They wanted to be able to campaign for these positions; wanted names, addresses and phones of citizens in order to campaign. Rejected. Presentation on scams, over 200 victims in CO and WY. Teens are also targets. Judicial district is having a Sr law and safety summit; lunch provided; cost- 10\$. 05.14 Arap Co Sheriff Shred-a-thon: 7a to noon. Rec district catalogues are out. Library programs are available. Centennial is building senior
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		housing near the view house on I-25. Centennial is concerned about affordable housing; rec'd a 200k grant to research how we can build affordable housing in Centennial.
Old Business		None
New Business		none
Open Discussion/Community Comment		none
Adjournment		9:17p

Officers

President – Dusty Laird
 VP – Brendan Carroll
 Secretary – Linda Martin
 Treasurer – Ben Kennedy

Roles & Responsibilities

Perimeter Maintenance – Dustin Szenderski
 Spirit of Community and Events – Ali Macheca
 Communications – Sarah Keene
 Community Interface – Justin Dodson
 Covenants/Architectural Control – Lauren Thompson
 Member at Large – Rod MacDonald

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