

CKIA Board Meeting April 10th, 2018 / 7:00pm  
Carl Sandburg Elementary, Centennial, CO  
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Attendees: Peggy Hanson, Christine Sweetland, Steve Linger, Ryan Crawford, Brett East, Keith Woodward, Seth Jones, Courtney O'Shea and 45 community members including Tammy Mauer our City of Centennial Representative

1. Call to order – meeting called to order at 7:06 pm
2. Announcement of meeting format. – Peggy Hanson introduced herself and thanked everyone for being here as it is not typical to have so many in attendance.
  - a. Reminder: Board members are elected from your community and have volunteered on behalf of community. We, the board members, are not professionals; we are not paid. Board positions are for a 2 year term, please consider running in November.
  - b. This is a working board meeting so we are here to deliberate on behalf of the membership. The board received very valuable feedback last meeting so we thank you. Commentary period is at end of agenda and you can comment at that time by signing up at any time during the meeting. Everyone will be given a 2 minute uninterrupted time period to speak. Committee members and the board have the floor when giving reports and can open to questions. Board members will be voting throughout the meeting. When speaking, please stand and speak at the front of the meeting so everyone can hear. Treat respectfully -- how you would like to be treated.
  - c. We are pleased to have a Guest of Honor – Tammy Mauer City of Centennial Representative here. Tammy introduced herself and stated she is interested in hearing what people have to say and on the table are the City of Centennial upcoming schedule of events as well as business cards if anyone would like to contact her.
3. Agenda items not addressed last meeting
  - a. Carol McDaniel – Homeowner Liability Awareness deferred to September meeting by Carol's request
  - b. Overnight field use – Keith Woodward introduced himself – gave background of last year's campout at Cherry Field for neighborhood families that was well-attended and for which no complaints were received from the community. Prior concerns expressed: (1) this might increase usage to the detriment of the community. (2) noise for neighbors surrounding the park and (3) administering reservations of the

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field, i.e., how would the board handle that going forward? Keith explained a few mitigating suggestions:

- i. He proposes that we have 1 event per summer for residents only.
- ii. Enforce quiet time at 10:30 pm as was done last year.
- iii. This was promoted as a family event and a movie was played to start to quiet the campers.

Courtney asked if there was a camp fire. Keith said someone provided a propane firepit so was very controlled. Seth asked if any concerns about liability. Keith stated that we can have event insurance coverage for this one-time event. Peggy asked if we should require participant waivers? Keith said he would check into that with insurance carrier to see what they recommend. Seth asked about financial/budget impact. Keith said there was no cost last year, everyone provided their own food that night. We could explore fundraising option. Ryan Crawford asked about risk of pool accidents. Keith said that the event would take place after pool was closed/drained for season but CKST would allow participants to use the pool bathrooms. Peggy suggested meeting with the neighbors around the field since they will be most directly impacted. Peggy reminded board that a decision needs to be made by September for current year campout event. Keith stated that he will have a proposal with Ryan to give to the board.

4. Approval of past meeting minutes. - Seth motioned to approve, Keith seconded unanimously approved.

5. Reports/Updates

- a. President – Peggy Hanson – no report
- b. Vice President- Seth Jones – no report
- c. Treasurer- Ryan Crawford - reported that income as of April 6<sup>th</sup> has 359 people paying dues which is \$43,590 and \$9,400 short of budget goals. 51% paid dues to date; typically it is at 61%. To date we have received \$8,059 towards the perimeter fund. CKIA has paid \$400 PayPal fees which is the Association's cost of providing the convenience of online dues payment to residents. A reminder letter will be sent in May and that typically generates an additional \$6,000 in dues which well-pays for the expense of mailing. We are over budget for admin cost expense which is attributed to the covenant amendment proposal 30-day notice and pay pal. Easter

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Egg Hunt was under budget, and we had an unexpected split rail fence repair cost \$780 which Keith will report on later along with the fence maintenance budget.

- d. Secretary - Christine Sweetland - 1<sup>st</sup> box of archived documents have been sorted and some things will be shredded.
- e. Newsletter - Brett East – we are self-publishing the upcoming newsletter. Will be sent to publisher right away and will be received April 23<sup>rd</sup>. Looking for advertisers to help offset costs. Typically newsletter is 8 pages all in color, the first one will be 4 pages.
- f. Perimeter Maintenance- Keith Woodward reported that a car crashed into the split rail fence at Arapahoe; it was a hit and run so we had to pay for repairs. The cost to repair was \$780 which included some maintenance as well - tacking loosened boards on the first section of fence that should save us money in the long run. Regarding the budget item of \$11,000 for fence maintenance – we have a cedar fence that needs to be stained every 6-8 years. We have re-stained the 1<sup>st</sup> section (Cherry Knolls Park to Steele). The next section from the Nobles entrance east to the church was installed in 2012. It might not need to be re-stained at this time but has been budgeted for this year (year 6) and can be rolled over if not needed this year. Keith has found a new vendor to spot treat the Nobles entrance for weeds, he is hoping that will use less chemicals and cost less to maintain that area. Keith has received a bid from electrician for lights at Elizabeth Entrance of \$300. He is planning to discuss with long range planning committee to determine needs and costs. Stated it would be great if those in the community with the required skills would be willing to donate their time to do these types of jobs, and if anyone is interested to please contact him. Keith opened for questions. A community member stated that the Monument at Nobles has a plaque that has been dislodged. Keith will look into best place to keep it and re-install
- g. Centennial Interface – Sue Carlton-Smith –
  - i. Cen Con (Allen Black) – explained that CenCon is the Centennial Council of neighborhoods. Allen stated they discuss City matters including recent arrests, etc. Allen stated that Centennial Next is an opportunity for all in Centennial to give input on the City's Comprehensive Plan and so far only have received 202 responses even though there are 100,000 residents in

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Centennial. He gave examples of areas of concern regarding setbacks as well as mixed-use developments. Includes shopping centers where the main stores are gone, mix use area. He asked everyone to go to the web site to take the survey. Tammy Mauer, City of Centennial District 2 rep, stated that the survey is now about Accessory Dwelling Units – complete that survey and then add in the comments about high density. Also, the City is trying to determine what will fill the space of big box stores leaving. About 15 days to finish the Accessory Dwelling Units.

- ii. Neighborhood Watch (Sue Carlton-Smith) No report
- h. Covenants & Architectural Review - Steve Linger explained that the Covenant Control committee oversees and listens to complaints about covenant violations and the ARC approves property improvements. He reviews the complaint and contacts the neighbors. He's received a few complaints since last meeting so he will be reviewing and contacting those individuals. A question from community member if the recent violations fall in a certain category. Steve responded that most are about trailers and automobiles that have been sitting or have not been driven for a while. Trash cans (sitting out too long or kept within front yard sight) continue to be an ongoing issue. Peggy reminded attendees that the board doesn't actively go out looking for violations, the board responds to complaints brought to our attention Steve reminded everyone to speak with neighbors about new improvements as common courtesy. New fences should complete application for Architectural review and approval. It is appropriate to talk to neighbors next door and across the street if putting up a new fence or replacing existing fence (especially if changing style). A community member asked if ARC application/approval required if one wants to replace fence with different material. Steve explained no, but its on a case by case basis.
- i. Community Spirit & Events – Ryan Goldstein – Seth reported on behalf of Ryan
  - i. One-Truck Initiative/Dumpster Day – Rod MacDonald – trying to get people on board to use Pro Disposal about 70% of neighbors using Pro Disposal There are about 5 – 6 different services besides Pro Disposal. Imagine that you have 6 consecutive homes and 6 different companies doing the refuse. Environmental, safety and trucks damaging the roads. A community

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member reported that Pro Disposal wasn't responsive when they attempted to call. Rod reported positive feedback overall. Everyone receives a volume discount the more community members use Pro Disposal. Upcoming: CKIA is again sponsoring Dumpster Day, May 13<sup>th</sup> (a week after garage sale.) Pro Disposal will be providing 2 trucks that will be stationed at the west parking lot of the pool. Must be dues paying member to participate and will be accepting checks that day if you want to use the service, but haven't yet paid dues. The Association's cost of the event is \$800 for the two trucks to help neighbors clean up. No paint, rail road ties, refrigerators. Rod mentioned that the City of Centennial will sponsor an electronics disposal event on April 21<sup>st</sup> at City building 8am – 12pm. Currently Pro Disposal contracts with 70% of our neighborhood; every increase of 5% they drop the rates a little bit. Peggy stated that we don't have a contract with Pro Disposal as a community, rather we each contract with them independently so they have to know that your house is part of Cherry Knolls to get the discounted rates. So, if you don't see a reduction in your bill then you need to contact them, tell them you should get the Cherry Knolls discount. If you pay in one year lump sum, you get 1 month free. The discounted monthly rate is \$22 for weekly trash and biweekly recycling. They take up to 8 cans/bundles.

- ii. Easter Egg Hunt – March 31<sup>st</sup> 9:30 AM – Seth reported a great turn out and field was cleaned up. Thanks to Katie Hess for organizing a wonderful event.
- iii. Bill Vann agreed to help organize volunteers to help with community projects.
- iv. Seth reported that the Parent Co-op is running strong. It is the longest running co-op in the metro area and one of our neighbors recently received 10 days of dinners upon the arrival of their baby daughter.
- v. 4<sup>th</sup> of July – no report
- vi. Garage Sale/CKIA Drop & Shop Fundraising site - May 4<sup>th</sup> and 5<sup>th</sup> and the Knolls is also included in this event. Peggy announced that donations for the Association drop and shop fundraiser be brought to Cherry Field 7 – 9

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AM on Saturday, May 5 (one day only). Proceeds will be applied to perimeter. \$1,400 has been raised in past two years from this fundraiser.

- vii. Pool opens May 25<sup>th</sup> with kick off party at 7 pm (no kids) \$20 for everyone members and non-members.
- j. Communications – Courtney O’Shea – newsletter done and everyone has done a phenomenal job
  - i. Website Re- - Bryan Wainscott – no report
  - ii. New Neighbor Greeter – Sue Carlton-Smith –Seth reported that the team is getting organized for 2018 as very few people have moved in this spring. Committee looking for more coupons for the goodie bag that new residents receive. Reach out to Sue if you are interested in helping to greet your new neighbors.
  - iii. Directory- Sandy Wischmeyer reported that this committee produces the directory every year. Advertisements offset cost to produce. Directory will be published middle of June. If you know anyone that is willing to advertise, please let Sandy know.
  - iv. Data Base- Peggy reported that Mary Beth Rapp is an amazing neighbor that volunteers a lot of her time to make sure the data base is up to date. Our neighbors are doing a great job updating their information through the website or using the dues form.
  - v. Garden Club –Peggy reported that members went to professional workshop on seeding, followed by a club-hosted community seeding party. May 3<sup>rd</sup> is kick off brunch to set schedule during brunch kick off. Everyone welcome, please contact Carol McDaniel if interested.
- k. Long Range Planning Committee – Diane Gimber presented a simplified concept of the S. Colorado/Nobles entrance improvement proposal. The LRP asks for approval of simplified concept and to proceed with bids and acceptance at a cost considerably less than the \$50,000 originally budgeted for the more-complex plan (made infeasible due to new City sight line codes.)

The board received a packet which included information about constraints which led to concept revision including a ranch rail fence with only 2 rails and ornamental

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grasses. Constraint 1: The sight line codes were updated/expanded in the fall of 2016 due to increasing population. The original concept/plan included stone features to match those along Arapahoe Road but those had to be removed because of the new sight line codes. Constraint 2: re-prioritization by the City for a traffic signal to be installed at the intersection in the next 12 – 18 months, due to amount of traffic and number of accidents. Traffic signal installation will involve relocating a telephone pole south of its current location. This plan meets the new sight line codes and accommodates the traffic signal infrastructure while making the CK entrance more tidy and aesthetically pleasing—the goal of the LRP. Diane requested board approval. A question was raised by a board member about the budget estimate, Diane deferred to Peggy who explained the committee will be getting revised bids since all of the stone features have been removed from the design and the sign will not be replaced. She estimated the new budget would be \$30 - \$35k. A question was asked that if we wait for the City to do traffic signal work, would they have to do the grading and incur that cost. LRP was advised by the city engineer they won't be doing any grading work. Diane reported the tree by the sign will be removed as was agreed upon at last meeting but it hasn't been done yet due to contractor delays. Board member asked if it makes sense to delay decision to wait until the city does their work. Peggy explained that the city engineers were specific about the amount of space they need for the infrastructure. DJ Inman commented that the neighbors on the corner are putting up with the dilapidated split rail fence and proposed if we can do this and not waste money, why not do this service for our neighbors? LRP is asking for bids not to exceed the \$50,000 budgeted item. Keith motioned to approve simplified concept and that LRP be allowed to solicit bids *but not accept any bids* until board approval of final project budget. Ryan seconded. Unanimously approved.

6. Business

a. Unfinished Business

i. Advisory Committee

1. Update – Steve Linger – report to the board regarding amendment and consolidation of covenants

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- a. 30-day Notices delivered March 29 – 40 days before the May 8<sup>th</sup> vote. The mailing resulted in a budget overage of \$168.30. A red-line version of the document is on the web site if anyone is wanting to see the actual word-for-word changes.
- b. Voting logistics confirmed for Sandburg on May 8
  - i. Polls will be open 7-9pm
  - ii. Incorporating community feedback:
    1. Voting will not be separated by yes/no stations to allow for more discreet voting. Voting at same table with two signature: one for consent and one for oppose. Voting will be based on owner/address and will be color coded to ensure proper counting by filing.
    2. 3 Town Hall meetings proposed at a budget of \$100. At the suggestion of our neighbors at the last meeting, we would like to have 3 town hall meetings:
      - \* 4/25 9:30-11:30am at Southglenn library,
      - \* 4/29 2-4pm at Southglenn library and
      - \* 5/2 7-9pm at the Salvation Army sanctuary. The Salvation Army has been gracious to allow us to use their sanctuary. We are asking those in attendance to bring a can good or non-perishable item for their food bank. The advisory committee is asking for approval for the town hall meetings and funds of \$100 to host the meetings. Keith motioned to approve, 2<sup>nd</sup> by Seth. Unanimously approved.
    3. Community members expressed concern at the last meeting that they can't attend the May 8 vote, but want their voice to be considered in preliminary results. Steve reported that the Advisory Committee considered options. Since CKIA bylaws prohibit absentee voting, the committee discussed options with legal counsel and determined a provisional email vote received before May 8 vote is best. State law allows 60 days to obtain the requisite consenting signatures for covenant amendment. Legal

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Counsel stated that the spirit to understand the interest of the community by providing a provisional vote by May 8 doesn't qualify as an actual vote, therefore, this isn't deemed an absentee vote on the proposal. Consenting votes require a signature. Furthermore, the email option is open to both consenting and opposing viewpoints, so it meets a fairness standard. In conclusion, the Advisory Committee proposes provisional emails sent to the Association email address, [contactckia@gmail.com](mailto:contactckia@gmail.com) by 7pm on May 8 be allowed and included in the preliminary results to assess interest in the covenant proposal. Emails will require owner to provide name, address and a commitment to provide subsequent signature; owner names will be verified with the public record. We will set appointments to follow up with those individuals to get their signatures within the 60 day period. Final vote does not count until signature is received. The web master, Bryan Wainscott, and President, Peggy Hanson, monitor the email. The newsletter will have the information on how to provide an emailed provisional vote. A community member suggested that the board have a form that is available for download. The advisory committee will consider this.

We need people to attend the vote on May 8<sup>th</sup> and the email option is only for people that are out of town or physically unable to attend on the 8<sup>th</sup>. In summary, if preliminary voting results for a filing show more homeowners oppose the covenant proposal, the measure will be dropped and the filing will retain the current covenant. For filings that do achieve consensus that night on May 8<sup>th</sup> or demonstrate more consent than opposition, then we will pursue the requisite consenting signatures for 59 days from the people that emailed or those not in attendance that night. Steve looking for approval from the board for the provisional

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email vote option, noting the extra time commitment required for this effort. Seth motioned that those not in attendance be allowed to provide a provisional vote via email. Brett seconded.

Unanimously approved.

- a. Volunteers wearing red apron to help people find.
- iii. Recommendation for security officer 7-10pm at \$50/hr. Steve stated that the advisory committee is suggesting we have a security officer during the vote. The board debated the proposal and questions included: Is there a specific case, but there is a concern that we want to ensure that we don't want to have any issues. Should we have a security person, off duty sheriff or individual present and make his presence known. This is a preventative measure. Why do we need a security person doesn't sit well. Someone in crowd agreed. trust neighbors to act accordingly. Is this typical for a vote like this? Some HOA's do have security presence—especially at meetings where the agenda includes contentious issues. Social media posts have demonstrated this issue is contentious and people can get heated in their emotions. Should we have a contracted security professional whose presence is known, i.e., uniformed or civilian-clad? Advisory Committee recommends a security professional in civilian clothes so as not to be off-putting, but if something happens, that person would be available to address appropriately. Board agreed the deliberative discourse was good and there are pros and cons either way. **Pros:** Other homeowners in contentious votes found a security officer was helpful. Might be better to have someone that is a 3<sup>rd</sup> party if resolution required. May give credibility to the preliminary results as neighbors have been accused of not having integrity in past votes. **Cons:** Town hall meetings should help with the communication reducing the contentiousness-- the mystery will be taken out and no surprises if people are well-informed. Courtney feels comfortable that our neighbors will be respectful. Seth moved that we have security officer for up to \$150 for May 8<sup>th</sup>. Steve seconded. 4 to 4 vote.

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Keith changed his vote so that it has been approved. Security personnel will not be in uniform.

- iv. Needing ~38 volunteers to facilitate a smooth vote. Job Descriptions and signup sheet circulate meeting. Please help us recruit volunteers!
- v. Recommendation to have strategic volunteers wear red aprons to help facilitate efficient voting process at check-in (address verification), greeters, and exits. Red aprons can be used for additional neighborhood events. .
- vi. Legal Fees – 2<sup>nd</sup> invoice exceeded budget; committee is disputing the charges. Invoice received last week, not resolved by meeting.
- vii. Summary of \$1,120 expense request for covenant proposal initiative and request approval:
  - 1. Town Hall budget \$100 – approved above.
  - 2. Security \$150 3 hours – approved above.
  - 3. 30 Day Notice mailing overage \$168.30
  - 4. Red aprons for volunteers - \$100
  - 5. Up to \$600 in recording fees. (\$13 first page and \$5 thereafter.)Keith motioned to approve, Brett seconded for 3 costs \$100 apron, \$168 overage on mailing and \$600 filing fees. Unanimously approved.

b. New Business - None

7. Open Discussion/Community Comment – 2 minute allowance per community member.

Great opportunity for community to speak their voice. Steve will field questions.

- a. Rod McDonald – wondering about format for the townhall meetings? Not everyone on board will be present. Will there be a Q&A period? Steve responded that the format is designed to allow neighbors to speak. We will provide notecards for those that don't feel comfortable to write their comments to be read by board member.
- b. Jim Scully –March newsletter stated there is no proxy voting allowed in the bylaws. Jim feels that the provisional email vote equates to proxy voting and the 59 days after the vote is a form of proxy voting. **Board Response:** The bylaws are clear in

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prohibiting proxy and absentee voting. With covenant changes, however, you have to have a consenting owner-signature for it to count as a vote. Peggy restated that we are proceeding based on legal counsel, that provisional emailed votes are not proxy or absentee votes, they simply reflect the interest of members in pursuing the proposal. The Advisory Committee decided against a mail-in ballot since that hasn't ever been done in this community. The upcoming newsletter Q&A addresses this.

In summary - It is ideal on May 8<sup>th</sup> to vote in person, but the provisional email option allows members to provide their opinion in advance of the May 8 vote and subsequently provide their signature within 59 days to cast their actual vote. Peggy passed along an example of filing 7's amended covenants from 1992 demonstrating the consenting signatures which were obtained over a period of 6 months. Amendment requires a majority written consent or it doesn't pass. If preliminary results of May 8 vote demonstrate relative opposition, then we drop the measure.

- c. Jeff Dark - introduced himself. His family moved here in 1970 and he moved back. He believes in this community. This seems like Déjà vu, he's been here before and doesn't want to go through this again (referring to a 2008 CKIA defeated proposal). He's afraid the proposal opens a can of worms that is more problems than its benefit by making it easier to change covenants in the future by simple majority in ways we can't see. In short, things are going well, property values are phenomenal and he's not sure how we can improve on that. This appears to be a solution looking for a problem that doesn't exist. Has been member of the board on 2 occasions including 6 years ago. He believes this proposal is not necessary and will cause problems.
- d. DJ Inman – introduced self and disagrees with Jeff Dark because he sees the [decline of] surrounding neighborhoods and he challenged folks to take drive anywhere south or east to see what we will become without strong covenants. If you take a drive through those neighborhoods without any covenants you will see a mess. Time changing and peoples' attitudes changing and 40% of neighborhood with garbage cans in front and trailers creeping in and those are like rotten apples in a

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barrel, it brings trouble. He concluded that we need a strong combined neighborhood.

- e. Jim Scully – did a quick google search on absentee voting and read the results and he thinks the board wanting to extend vote and it is not democratic. He believes if challenged legally, even if attorney says it is ok, that it won't hold up in court. He stated that it was eluded that some people that disagree with the proposal on different forums were being labeled as the bad examples - but he defended those with dissenting opinions stating, "where we would be if we didn't start #Metoo ,Black lives matter, student protests. People are speaking up because we have the right as Americans. In March newsletter it states no proxy voting in bylaws." In reference to DJ's concerns, Jim said that other neighborhoods would have same concerns about Cherry Knolls having too strict covenants.
- f. Mary Hudson – moved here in 1989 and saw the contentious vote in 2008 and doesn't believe the strong opinions are that disrespectful. Last time (in 2008 proposal) people felt deceived and it was to get mandatory dues. She is not opposed to the dues but she believes consolidation will simplify things.
- g. Steve spoke that he wanted to address the hidden agenda people are stating. In 2008 there was a proposal for mandatory dues but that is not what we are proposing. We just want to consolidate the covenants, that is all.
- h. Peggy reminded why the proposal is happening at this time -- the board saw that we needed to review every 10 years so we did as directed by the governing documents. After further research we found out that covenant changes can occur at any time. We looked at what should be done, minimal legal updates which the lawyer said members must comply with anyway, and cleaning up misleading language.
- i. Jim Scully said the first 4 amendments would be passed overwhelmingly so why do the consolidation? Jim's contention is that by consolidating, there will be contention in future.

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**Response:** Peggy stated what we discovered about other neighborhoods with similar demographic profiles to CK. Highlands 460 was proactive in pursuing consolidation to preserve uniform covenants throughout their community. Filings were about to hit fixed but staggered term dates for making covenant changes. They foresaw the problems with that and consolidated. Columbine Knolls had a threat of secession from a smaller filing of 26 homes at a neighborhood entrance; this would've negatively affected all properties in the subdivision. Amendment can be proposed by anyone, anyone can go around to get majority written consensus—it doesn't require association board involvement. Our community is at risk if a filing can change their covenants to the detriment of the rest of the neighborhood without any input from the larger community. Consolidation isn't new to Cherry Knolls, filings 1 & 3 and 2 & 6 have been consolidated already.

The board believes the community should operate as one whether tightening or loosening covenants -- that the whole community should have an equal say in that. Columbine Knolls was lucky to prevent one filing from seceding; they consolidated and still have voluntary dues. Highlands 460 consolidated as a preventative measure and still has voluntary dues. Dues are not at issue. Cherry Knolls has common property that needs to be maintained/replaced and we have the financial support to achieve what we want to do. We are typically at 61% dues participation because we have generous neighbors. We are at risk if we maintain the current structure with 8 filings, however. If it happened in Columbine Knolls it can happen here—a filing can secede or change covenants without input from other filings. Furthermore, people in smaller covenant filings have a larger voice on community-wide covenant matters and the board wants everyone to have an equal voice.

- j. Michael Brandman – new to the neighborhood. He asked, whether consolidated or not, what teeth do the covenants have? How are covenants enforced? **Response:** CKIA addresses concerns brought to their attention primarily through diplomatic measures. Jeff Dark said that we can legally enforce and Peggy countered that we don't have much money to fight, besides diplomacy typically resolves covenant

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violation issues. Cherry Knolls is a tolerant community and mostly a neighbor will talk to another neighbor. Steve stated that we can't just rely on the City because their guidelines don't necessarily meet Cherry Knolls' standards. For example, City guidelines haven't kept up with current trends like tiny houses which was a complaint by many neighbors last year. Our covenants don't address it and City code doesn't prohibit them since it is deemed a trailer (if on wheels) and is therefore subject to those standards. Covenants are difficult to change, cumbersome to change. To that point it is more expensive to change 6 covenant documents vs 1. Peggy agreed that it is hard to change covenants and it should be. The covenants were written in 1959 and have only been amended once.

- k. A homeowner asked that everyone on the board introduce ourselves and this was done.
  
- l. Jim Scully – asked what is the threshold for a vote – the covenants state a simple majority. We can propose a larger majority in the future. If bar set higher, e.g., 2/3 majority, then it makes board think through proposals more. Then we'd be less divided going forward. **Response:** In this Fall's survey, include your suggestion to amend the covenants to replace the simple majority requirement with a super majority requirement. The current covenants require a simple majority, so this is the rule we'll follow. This can be changed by amendment at any time.
  
- m. Rod asked whether a non-vote is a no. Consent must have signature, but if someone doesn't answer door, or come to May 8<sup>th</sup> meeting that is, in effect, a no vote. **Response:** If people don't vote on May 8<sup>th</sup>, their consent or opposition isn't included in the preliminary results so we encourage everyone to vote May 8 to determine whether to pursue the proposal. Ultimately, the only way to pass the proposed amendment and consolidation is to get 51% of the consenting signatures. Those signatures will be part of the document on public record.

Motion to adjourn – Brett, Steve seconded.

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8. Adjournment of Board Meeting 9:35 pm