

CKIA Board Meeting January 8, 2019/7:00 p.m.
Carl Sandburg Elementary, Centennial CO
Music Room

Attendees: Christine Sweetland, Sylvia Manzanaras, Brett East, Steven Newell, Sue Carlton-Smith, Courtney O'Shea, Barb Shangraw, Mark Frohardt, Deb Nazzaro, Rory Gilpatrick, John Caligaris, Peggy Hanson, Missy & Jason Crew, Sandy Wischmeyer.

Steve Linger, Ryan Crawford and Ryan Goldstein were unable to attend.

1. Call to Order: The meeting was called to order at 7:05 p.m. Christine welcomed everyone including new neighbor Mark Frohardt.
2. Approval of past meeting minutes – Sylvia made a motion to approve the December 11, 2018 minutes. Brett seconded. Unanimously approved.

3. Reports:

- a. President - Christine reported that City Council representative Tammy Mauer will attend the February meeting. An invitation was also extended to another council member with no response yet. Christine stated that a neighbor had inquired about a possible covenant change and was told the procedure. The neighbor did not want to pursue.
Christine reported for Steve Linger that a garage modification was approved.
Christine reported for Ryan that there was an additional \$10 income.
- b. Brett stated that the newsletter is coming soon.
- c. Steven stated that he had an inquiry re: whether CKIA trims trees at the Elizabeth entrance. "A neighbor asked us to look into needed tree trimming at this this entrance." Steven will ask Keith about this. Steven is looking into a smart sprinkler system for the pool (and field) and will look into whether the pool and field are metered separately.
- d. Sue – there were 34 new residents in CK in 2018.

4. Business:

A. Long Range Planning Committee: Barb Shangraw heads the committee and gave a report with recommendation concerning the property at the entrance on Arapahoe and Nobles. Committee members Peggy Hanson and Bill Hastings were present. The City of Centennial owns that property and had planned to use it for lane expansion. Apparently that is no longer a need. While the City owns the property they do not maintain it. CKIA takes on that responsibility which is an expense. CKIA reached out to the City for assistance and in response the City's public works director floated the idea that the City transfer the property to CKIA. There has not been a formal offer or agreement, only discussion.

Long Range Planning Committee Recommendation: a) that CKIA pursue a transfer as an option, b) that the back of the property be deeded by the city to the adjacent

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properties, c) that the perimeter fence be moved closer to Arapahoe, d) that the front area which has the monument and pine trees would be deeded to CKIA.

Discussion followed. CKIA has planted trees and does maintenance. There is no water to the site. There is a utility easement across the property. CKIA put up the large monument. Three homeowners would be directly impacted and they have been notified of the recommendations. Missy and Jason Crew attended the meeting and will report to their neighbor who was unable to attend. The 3rd home is owned by a corporation, is under renovation and they did not respond. The Crews will let the Board know at the February meeting whether they are interested in taking on the additional property.

Arguments favoring transfer are to save CKIA maintenance cost and to have ownership.

More information seems necessary e.g. what maintenance of the site is costing CKIA; what the tax, insurance etc. liability would be both to the individual homeowners and to CKIA; Also there was a concern expressed that moving the perimeter fence closer to Arapahoe could impede what is now a clear view of traffic.

Christine thanked the planning committee for their work and recommendation and stated that there would be more discussion at the February meeting.

B. Courtney presented the 2019 dues letter. There is no increase in dues. Courtney moved for approval of the letter, Sue seconded. Passed unanimously.

5. Open Discussion/Community Comment:

Deb Nazarro said the Holiday lights were successful. Cost was minimal, nothing was broken. Initially extension cords were stolen after which the Holiday elves buried them and the theft stopped. Decorations are stored in Deb's basement. They hope to add laser lights next year as an alternative to tree lights. The Board commented on how beautiful the decorations were and thanked Deb and her helpers for all they did.

6. Adjournment – Christine moved to adjourn, Brett seconded. Unanimous. The meeting adjourned at 8:15 p.m.

7. Next meeting is 2/12/19.