

CKIA Board Meeting January 12th, 2016 / 7:00pm

Carl Sandburg Elementary, Centennial, CO

Music Room

Attendees – Conrad Steller, Allen Black, Sue Smith, DJ Inman, AJ Bryant, Bryan Wainscott, Anna Childs, Ryan Crawford, Sandy Wischmeyer, Peggy Hanson, Carol Kleeb, Steve, Linger, Jeff Dark, Rod MacDonald

1. Call to order 7:02 PM

2. Approval of Minutes – Peggy moved to approve, AJ seconded, minutes approved

3. Reports/Updates

- a. President – Conrad Steller – Welcomed and thanked us all and went right into reports.
- b. Vice President/Long Range Plan- Peggy Hanson – Peggy wants to get Conrad and Keith together for an evaluation of the present state of the Plan. She will revise bids on rockwork east of Nobles along Arapahoe Road. Conrad suggested we present a “where we’ve been, where we’re headed” presentation. Peggy showed the Phase Three perimeter plan, the plan for Colorado entrance at Nobles lacks fundraising appeal, needs updating.
- c. Treasurer- Ryan Crawford – Quicken up and running on his Mac. Presented budget. Discussion about the sprinklers at Cherry Field and how much they can save us. Fence Maintenance increase is for staining the 6 ft. section of the fence. Discussion about which sections need stain on both sides; the deterioration of the bottom rail. Tabled. Ryan asked again for suggestions, feedback. Peggy suggested that a line item be added to participate in a Hazardous Waste Day in conjunction with the City of Centennial. Conrad suggested a \$15,000 reserve for future improvements be set aside.
- d. Secretary- AJ Bryant – Not much to report. Spoke with Sandburg, we have the Music Room through the school year; will need to renew arrangement then. Will pick up signs after meeting and retain them. Bryan asked about getting the approved meeting minutes posted. Sandy suggested that we approve the minutes by email so that we can get them posted more quickly. Discussion turned to a summary vs a full minutes (pending approval)

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- e. Newsletter- Sandy Wischmeyer – Dues Letter/Directory/Database Meeting –
They concluded that we need to send second letters instead of putting them in the newsletter. First letter out by Feb 1 (per bylaws), second series (April) only to those they have not yet paid. There are many households with disparate surnames and Sandy suggested a new design for the directory. Sandy also suggested that we look into self-publishing; our graphic designer currently does most of the work, the current advertising layout is a little busy. This would cost around \$500 per issue and increase the advertising sales load. Sandy requested an additional \$250 for the second series of the Dues Letter.
- f. Neighborhood Watch-Vacant – Conrad asked about the map of the neighborhood that denotes existing Neighborhood Watch. Peggy will ask Rich Markovitch. Once we have the map, we can determine the next steps. We still need to fill this role.
- g. Perimeter Maintenance- Keith Woodward – Absent – Peggy reported that Keith asked for feedback regarding the changes in the Christmas lights. Keith requested to leave the lights on through the month. Are there still lights owned by CKIA in storage at the pool?
- h. Cen Con- Allen Black – Allen reported that there was no meeting in December, but at the November meeting, it was announced that there are matching funds available for open spaces, like Cherry Field. Discussion around the possibility of a pocket park or trees. Open Space Advisory Board, Daniel K. is the contact. He provided a copy of the November 23rd, 2015 Cen Con meeting minutes.
- i. Covenants- Steve Linger – Nothing to report, no complaints. Can we add a reminder in the next newsletter regarding trash cans? There are a few larger cans consistently in plain view.
- j. Committee Reports
 - 1. Website - Bryan Wainscott – Bryan reports that the website is ready for 2016. Peggy has photos for the site.

2. New Neighbor Greeter – Melanie Ranallo – Absent, Rod spoke with Melanie, participation in November's event was disappointing, and she'll try again in February.
 3. Directory- Sandy Wischmeyer – Reported with Newsletter.
 4. Data Base- Anna Childs – Conrad will send Anna the current county database and will set up notifications when homes in the neighborhood close. Discussion around the difficulty tracking rentals.
4. Business
- a. Unfinished Business
 - i. Fence Maintenance – DJ Inman – No new news, won't hear anything until spring.
 - ii. Perimeter Improvement – Peggy Hanson – No action yet.
 - iii. Dues Letters are to be sent out Feb 1st per "Standing Rules of the CKIA Bylaws"
 - b. New Business
 - i. Peggy reported that in 2014, there was a neighborhood traffic management study. It recently became a priority and the city will be out at the end of the month to discuss our options, similar neighbors have put in speed bumps or signs.
 - ii. Exterior alteration approval process – Complaint re: my house. The enforcement of covenants of is voluntary. The concern is that property values could go down if alterations are not approved by the board and by immediate neighbors. Covenants were written in 1959, much has changed over the years regarding common practices. We could add common projects to the architectural review form to the website. **DUE OUT – review and update form, me.**
 - iii. Carol asked about the deadline for the next newsletter for the announcement for the Easter Egg Hunt. The deadline is 2/15.
 - iv. Ryan said that they discussed eliminating the PayPal fee at the Dues Letter Meeting to promote online payment.

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- v. Peggy reported that the old sidewalk is getting torn out along Arapahoe between Steele and Nobles. They're going to put up a 6 inch barrier and river rock and natural vegetation near Nobles Road.
- vi. Peggy presented the current signs. They are outdated and heavy. She presented a plan with 4 options and conversation turned toward the use of corrugated plastic. She requested that \$500 be added to the budget for new signs and banners.
- vii. MOTION – to approve Ryan's budget as adjusted for this meeting, Peggy moved, Sandy seconded, and the vote passed.
- viii. Anna suggested we open a CKIA Nextdoor account. Bryan to investigate.

5. Open Discussion/Community Comment

6. Adjournment of Board Meeting 9:19PM