

CKIA Board Meeting April 11th, 2017 / 7:00pm
Carl Sandburg Elementary, Centennial, CO
Music Room

1. Call to order – 7:05 PM
2. Approval of Minutes – Rod moved to approve, Peggy seconded to approve March 14th minutes
3. Reports/Updates
 - a. President: Conrad Steller -
 - b. Vice President: Peggy Hanson – provided update on LRP, including reviewing plan for perimeter fence on Arapahoe between Steele and Nobles, in response to an interested party
 - c. Treasurer: Ryan Crawford – There were 47 logged PayPal transactions as CKIA dues payments, totally \$6,210. Capital improvements are at \$8,780, which is 30% less than our 2017 budget. We are under budget from this time last year in the amount collected for dues payments, but are generally on track since the dues letter went out a few weeks later this year; Conrad and Peggy to coordinate final dues notice, and include a note in the next newsletter.

Board meeting attendee commented that he doesn't understand what the dues are used for. Conrad and Peggy provided responses with this general message: dues maintain our community by paying for insurance, community events like 4th of July and holiday lighting; common area maintenance including the perimeter fence and landscaping, Cherry field maintenance and irrigation, publication the directory, and funding capital improvements. After hearing this, the resident stated word needed to get spread more clearly so others know what CKIA dues fund.
 - d. Secretary: AJ Bryant - absent
 - e. Newsletter: Rod MacDonald – wants to add a junior artist/cartoonist and journalist to the newsletter each issue. Contributions due April 15th
 - f. Neighborhood Watch: Sue Smith – Says that the Sherriff is revamping the neighborhood watch process.
 - g. Perimeter Maintenance: Keith Woodward – absent; no updates.
 - h. Cen Con: Allen Black – attended CenCon meeting with report.

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- i. Covenants: Steve Linger – house on S Jackson way, which is the house wishing to build a large detached garage, is being delayed due to unhappy neighbors who did not have a chance to provide their input on the structure. Several of these neighbors have come forward and informed Steve that they do not approve of the architectural plans.

There's also a "tiny house" on wheels next to a home at Colorado & Briarwood that has reportedly been asked by the city of Centennial to move it. Apparently Centennial is limited in its power because a "tiny house" is unprecedented.

Audience member made formal request to the CKIA BOD to withdraw approval of the detached garage on Jackson.

The Board noted challenges to fight the concept of the garage due to precedence of comparable detached garages that have already been approved and built.

Steve: other updates, there have been more complaints on Bull Dog Construction and Steve has officially logged a complaint with the City due to his shed being too close to the fence.

- j. Committee Reports

1. Website Re- - Bryan Wainscott - Absent
2. New Neighbor Greeter (NNG) Coordinator: Seth Jones – provided update on progress of the development of a new process and packets for greeting new CK residents; will include new booklet, a CK mesh shopping bag, a group of dedicated volunteers to drop off the new neighbor packets, and a new process. New process will include sending a personalized letter from the BOD welcoming them to the neighborhood and to contact the NNG (Seth) to arrange to have the packet dropped off (by the committee of greeters we are building). Goal is to spread the word about importance/value of dues payments, Parenting Co-Op, and other community benefits and events.
3. Directory: Sandy Wischmeyer – new Directory will be printed at the end of May

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Conrad: proposed the idea of printing a directory for everyone in the neighborhood instead of just dues payers. Will discuss further at next meeting. Will cost about \$2,000 more to print for entire neighborhood.

4. Data Base- Mary Rapp - Absent

4. Business

a. Unfinished Business

i. Fence Maintenance: Arapahoe Road repairs are complete, and we just received a bill. The base of two posts were rotting just below ground level, and were only a few years old. Standard fence claims they installed the fence to their typical standards. This was not the standard on the specifications that were bid. CKIA will prepare a response to Standard Fence.

ii. Sink hole in Cherry Field: guests asked what the update is on filling in this hole or digging underneath to see if it's related to irrigation.

b. New Business: a couple of complaints about Pro Disposal, including Jerry (in attendance) who says his cans are not making it up to his house like they used to; states he cannot get anyone to call him back. Peggy agreed to contact Pro Disposal for him.

5. Open Discussion/Community Comment: more discussion on the potential to change the look of the dues notice.

6. Adjournment of Board Meeting – 9:00 PM