

CKIA Board Meeting October 10, 2017 / 7:00pm

Carl Sandburg Elementary, Centennial, CO

Music Room

In attendance – Conrad Stellar, Seth Jones, Steve Linger, Ryan Crawford, Rod MacDonald, AJ Bryant, Jim Misener, Cindy Misener, Sue Smith-Carlton, Sandy Wischmeyer, Peggy Hanson

1. Call to order – 7:05PM
2. Approval of Minutes – Seth moves, Steve seconds, minutes approved
3. Reports/Updates
 - a. President – Conrad Stellar
 - b. Vice President- Peggy Hanson – Long Range Plan Update – has been researching our direction, meeting in November, committee has a new member (new neighbor), attended the HOA roundtable, sponsored by HOA resource organization, was only voluntary HOA there, there are complications and expenses with mandatory HOAs, petty complaints that must be responded to; once dues are obligatory, members are entitled to raise concerns; other regulatory conditions exist
 - c. Treasurer- Ryan Crawford – Two dues payments away from goal, 438 paid (62%), Swingle offers a discount if we pay early, Conrad suggested that we need to replace our reserve, and budget strategically so that we can sustain the many projects that we have taken on, such as the perimeter fence, monuments, Cherry Field. If possible, reallocate \$10-\$15K per year to this purpose; some buyers may be put off by the optics of our budget as it is currently reflected, could be a presentation issue
 - d. Secretary- AJ Bryant – caught Bryan up with past minutes, will check up with Sandburg regarding the meeting space
 - e. Newsletter- Rod MacDonald – has recruited Brett East to take on the newsletter, Rod will still be involved, writing and advising
 - f. Neighborhood Watch – Sue Carlton-Smith – Has exchanged emails with the ASCO but no meeting scheduled
 - g. Perimeter Maintenance- Keith Woodward – Absent – conversation about the possibility of the City granting funds for the beautification of major entrances, the split rail fences along the pathways to Cherry Knolls Park continue to be an issue, now branches have fallen on the fence on the northern fence, a suggestion was made to work with the park district, city,

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or county on the materials and repair the fence as a service project, will check up

- h. Cen Con- Allen Black – Absent – Submitted Cen Con report after last meeting
- i. Covenants- Steve Linger – a complaint on a tree at Davies and Columbine, spoke with the City, and will file a complaint with them
- j. Committee Reports
 - 1. Website Re- - Bryan Wainscott – Absent – working on updating website with minutes
 - 2. New Neighbor Greeter – Seth Jones & Sue Carlton-Smith – have been recruiting volunteers, have assembled bags with handbooks with Sandy, Sue presented the insert for finding possible advertisers and the “Getting to Know You” sheet, Conrad has distributed to title companies for Cherry Knolls transactions
 - 3. Directory- Sandy Wischmeyer – all done for the year, will put a blurb in the newsletter for new dues payers that want a directory
 - 4. Data Base- Mary Beth Rapp - Absent

4. Business

- a. Unfinished Business
 - i. Fence Maintenance – No word back from Standard fence, stain needs to be matched on repair
 - ii. Perimeter Improvement –
- b. New Business – the campout that was planned was a success; Peggy heard of some alarming cases in which good intentions have caused liability that lead to expense to the HOA, we should consider making events “community events” instead of fundraisers to limit our liability; Sandy asked about the nominating committee and suggests that each board member give a short report at the November Annual Meeting; preliminary conversation regarding the upcoming covenants change period, new board will need to take this on; Rod reached out to Pro Disposal and Waste Management, Pro Disposal didn’t respond to RFI, WM did, transition would be a very heavy lift, regardless of benefit

5. Open Discussion/Community Comment -

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6. Adjournment of Board Meeting – 8:36, Conrad moved, Seth seconded