

The Cherry Knolls Improvement Association
 Minutes of a meeting of the board of directors
 December 13, 2022: 6:30 PM MST

A meeting of the board of directors of The Cherry Knolls Improvement Association, a non-profit corporation, was held on December 13, 2022 at 6:30 PM MST at Carl Sandberg Elementary School in Centennial, CO.

Board Members Present:

Dusty Laird	Brendan Carroll	Lauren Thompson
Ben Kennedy	Lindsey Blankenship	Justin Dobson
Elizabeth Glenn	Sarah Keene	Dustin Szenderski

I. **Matters Addressed Pursuant to Agenda:**

Topic	Presenter	Discussion
Presentation of the LRPC plan to improve Nobles and Arapahoe	Conrad Steller Ransom Beegles	No objections by the board to the progress presented by the landscape architect, Ransom Beegles, and Conrad Steller of the LRPC. Board grants authority for Conrad and Ransom to continue with the project. Conclusion made by treasurer that we can probably dedicate \$200,000.00 to this project if ground breaks by the spring of 2023. Deliberations occurred contemplating capital campaign.
Snow Plow Contract Vote		Deliberation occurred about what a “priority contract” means. ¹ Motion to approve contract was passed with a vote of 8-0 with one board member, Lauren Thompson, abstaining. The contract is a matter of public record and can be found in Townsq.

¹ “Priority Contract” was a term that was later defined in an amended version of the contract. It is defined to require the vendor to engage in reasonable efforts to clear the streets by rush hour as it is traditionally understood.

New Neighbor Greeter/Directory Committee Volunteers Needed	Dusty Laird	After years of dedication to making a positive impact on our community, Sue Carleton Smith and Sandy Wischmeyer resigned their posts and interest gauged for their replacements needed. Discussion of whether the printing will continue and possible better replacements to save money – i.e. – sandwich board
Treasurer	Liz Glenn/Ben Kennedy	Ben Kennedy provided brief rundown of the treasurer's report in response to the question about whether we are in a position to pay for the Nobles and Arapahoe project. Conclusion: We are likely in a position to dedicate \$200,000.00 in funds toward Nobles and Arapahoe.

Architectual Control/Covenants Compliance <ul style="list-style-type: none"> AirBNB Update 	Lauren Thompson	No new activity to report. The AirBNB issue continues. We're not in a position to do anything about it right now. Will be put into old business next month.
Perimeter	Dustin Szenderski	Nothing new to report.
Spirit of the Community <ul style="list-style-type: none"> Winterfest 	Lindsey Blankenship	Winterfest upcoming Sunday at 1pm. Map uploaded to facebook and townsqre. Route is extended. Festivities at Cherry Field.
CenCon	Kathleen Matthews	

New Business	Digitizing the newsletter to be added to new business next news letter	<ol style="list-style-type: none"> Deliberation on digitizing the newsletter to be added to new business or anything else to cut costs on printing. Deliberation on the recommendation of a reserve study.
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Open Discussion/Community Comment	Mary Hudson	Dues paying member was given the floor to opine on the snow plow contract. Letter read aloud provided in recording which will be uploaded to town square. Statement argues that snow removal services are inconsistent with the primary purpose of CKIA. Member recommends we hire an expert to produce a report on the financial needs of the community aka an HOA Reserve Study. Letter was handed to secretary with request to add into the minutes. See attachment below.
Approval of November 2022 Minutes		Minutes approved by voting members.
Closing Remarks	Dusty Laird	

I. **Motions: n/a**

Adjournment	8:25 p.m. MST	
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Officers

President – Dusty Laird

VP – Brendan Carroll

Secretary – Ben Kennedy

Treasurer – Elizabeth Glenn

Board Meeting Email Addresses:

Brendan Carroll Brendancarroll0504@gmail.com

Dusty Laird, President dustylaird@gmail.com

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Sarah Keene Skeene@dealerinspire.com

Laruen Thompson lauren.mosse@gmail.com

Minutes submitted by Secretary, Ben Kennedy

December 13, 2022

Cherry Knolls Improvement Association (CKIA) Board:

In reviewing the governing documents, the stated purpose of CKIA is to focus on the following:

1. Development of a “spirit of community” and a sense of neighborliness.
2. Maintenance of property values by encouraging excellence in appearance of residential homes, yards, fences, streets and community entrances and perimeters.
3. Enforcement of the covenants.
4. Publish a community newsletter and annual directory.
5. Social events, ie: Easter Egg Hunt, 4th of July Event.

The largest CKIA expenditure on this list is maintenance of entrances and perimeters. At the October 13, 2022, Mandatory Dues Town Hall the residents asked financial questions including the annual cost to maintain entrances and perimeters. The Board acknowledged they did not know this cost and that there is no reserve study for capital expenditures.

Regarding the snow plowing contract, we have several comments for the Board to consider prior to voting on this financial obligation.

- A service such as snow plowing is not listed as a primary purpose of CKIA.
- It’s concerning to us that the Board would be entertaining a fixed fee and term expense before the Board has a handle on the cost of entrances and perimeters which is a primary purpose of CKIA.
- We realize the survey for snow plowing had positive support. However, we wonder if the results would have been this high if the residents knew the Board does not have adequate funds to service the primary purpose of maintaining entrances and perimeters.
- Furthermore, we wonder if a fixed fee contract, whether it snows or not, is necessary. We have lived here about 30 years and have only been snowed in a couple times.
- On the occasions of significant snowfall most schools either cancel or on a delayed start, many employees can telecommute to their jobs, and most residents have four-wheel drive vehicles.

In summary, while snow plowing is nice, we consider it to be a costly luxury outside the scope of duties. We suggest this topic to be tabled until the Board reviews and reports to the residents the funds needed for entrances and perimeters.

Regards,

David & Mary Hudson
7077 South Cook Court
Centennial, CO 80122