

CKIA Board Meeting December 12th, 2017 / 7:00pm
Carl Sandburg Elementary, Centennial, CO
Music Room

Attendees: Peggy Hanson, Seth Jones, Christine Sweetland, Ryan Crawford, Keith Woodward, Ryan Goldstein, Steve Lister, Sue Carlton-Smith, Allen Black, Carol McDaniel, Brandan & Kate Carroll

1. Call to order - call to order at 7 pm. Peggy welcomed everyone, including Brendan & Kate Carroll who moved into Cherry Knolls over Thanksgiving weekend.
2. Approval of past meeting minutes. Sue motioned – Ryan 2nd unanimously approved
3. Election of Board Officers and Naming of Board Members to Areas of Responsibility

Officers

President – Peggy Hanson

VP – Seth Jones

Secretary – Christine Sweetland

Treasurer – Ryan Crawford

Roles & Responsibilities

Perimeter Maintenance – Keith and need someone to shadow

Long Range Plan/Perimeter Improvements - open

4th of July –Seth & Ryan Goldstein

Dumpster Day – Rod McDonald

Garage Sale - Peggy

Communications Management – Courtney

Newsletter – Brett East

Directory – Sandy Wischmeyer

Database Management - Mary Beth Rapp

Website - Bryan Wainscott

Nextdoor.com - Cindy Misener

New Neighbor Greeter – Sue Carlton Smith

Centennial Interface - Sue Carlton Smith

CenCon Rep - Allen Black next meeting Jan 22nd

CKIA Board Meeting December 12th, 2017 / 7:00pm

Carl Sandburg Elementary, Centennial, CO

Music Room

Neighborhood Watch – Sue Carlton Smith

Covenants/Architectural Review – Steve Linger

Spirit of Community – Ryan Goldstein

4. Approval of Slate - Seth motion to approve Steve 2nd - approved unanimously

CKIA Board Meeting December 12th, 2017 / 7:00pm
Carl Sandburg Elementary, Centennial, CO
Music Room

5. Appoint open board seat (one-year term per By Laws) all seats filled during election, however a member wasn't able to serve. Brett East as newsletter coordinator she is willing to accept position. Keith motioned, Steve second and unanimously approved Brett East will take a 1-year term.
6. Reports/Updates
 - a. President – Peggy Hanson - no report
 - b. Vice President- Seth Jones – no report
 - c. Treasurer- Ryan Crawford – Conrad will be removed as signer and Seth Jones will be the 3rd signer at Wells Fargo Bank. Peggy and Ryan will remain as signers on the account.
 - The budget for dues has been surpassed with 61-62% paid and a 3% increase over previous year. Under budget for most line items in 2017.
 - Ryan distributed 2018 budget. Revenue/Due have increased slightly. Perimeter has increased, garden club increase to \$400. New neighbor greeter remains the same however could increase if home sales increase. Fence maintenance increase to \$11,000 for next year due to the height of the fence. All other items remain same as last year.
 - Capital improvements line item of \$34,000 is for fence replacement and restaining. Life span is 20 years depending on weather, accidents and other conditions and location to proximity to the road. Reserves would need to be \$9000 per year for the replacement of the entire fence.
 - Discussion ensued regarding the need for capital improvements with day to day expenses increasing. Currently not enough revenue to meet both needs. To ensure assets including Cherry Field, Perimeter Fence and Entrance Monuments retain their current upkeep levels and value, the board was in agreement and based on current bylaws a community focused plan needs to begin to discuss potential changes to the covenants.
 - d. Secretary - Christine Sweetland – no report
 - e. Newsletter - Brett East – Friday is the newsletter dues.
 - f. Perimeter Maintenance- Keith Woodward Christmas lights are up
 - g. Centennial Interface – Sue Carlton-Smith no report

CKIA Board Meeting December 12th, 2017 / 7:00pm

Carl Sandburg Elementary, Centennial, CO

Music Room

- i. Cen Con (Allen Black) - Police dept and City Council can't peruse Next Door so if have any issues they need to contact the non-emergency number to report issues. Littleton Fire Dept & South Metro Fire are looking at benefits of merging. Centennial has a new Mayor and Council Members.
 - ii. Neighborhood Watch (Sue Carlton-Smith)
 - h. Covenants & Architectural Review - Steve Linger has received two applications for improvements. Grateful for the people that are asking for permission before the work is started. There are no violations to report.
 - i. Community Spirit & Events – Ryan Goldstein – would like the filing data to start communication within the neighborhood.
 - i. One-Truck Initiative/Dumpster Day – Rod MacDonald – has flyer and will start talking to neighbors about moving to Pro Disposal.
 - ii. Easter Egg Hunt
 - iii. 4th of July
 - iv. Garage Sale
 - j. Committee Reports
 - 1. Website Re- - Bryan Wainscott link cencon meeting to CK web site.
 - 2. New Neighbor Greeter – Sue – stated almost 50 new residents in Cherry Knolls in 2017. Small influx of dues.
 - 3. Directory- Sandy Wischmeyer
 - 4. Data Base- Mary Beth Rapp
 - 5. Garden Club – Carol McDaniel – good team of 8 very dependable and pro-active group. Water drip system discussions in April, Keith will work with Carol to discuss.
7. Business
- a. Unfinished Business – More sponsors for the newsletter and the new neighbor bag. Advertise in newsletter/directory can put something in the new neighbor back. Will work with communications team to develop.
 - i. Fence Maintenance – In order to fix some fence issues need to increase to \$11,500 for 2018 budget.
 - ii. Perimeter Improvement – meet in January to talk with committee

CKIA Board Meeting December 12th, 2017 / 7:00pm

Carl Sandburg Elementary, Centennial, CO

Music Room

8. New Business – 2018 Dues Letter & 2018 Budget - Everyone in agreement to use the invoice format same as last year. Letter ready to print in January.
9. Open Discussion/Community Comment None
10. Adjournment of Board Meeting Sue motioned to adjourn and Dave seconded.