

CKIA Board Meeting November 13, 2018 / 7:00pm  
Carl Sandburg Elementary, Centennial, CO  
Gym

1. Welcome Neighbors began at 7:30
2. Call to order meeting at 7:30
3. Introduction of Current Board Members (self-introductions with brief description of function) Each board member gave an introduction and their role..
4. Introductions of new nominees (self-introduction) – Peggy asked that each nominee give a brief introduction.

Scott Rogers – moved into the neighborhood in 2013 with his wife Jill, son Oliver 10 and Alice & Teddy - 3-year-old twins 2013. He is a real estate agent and also does real estate investing. He decided to help with neighborhood and looked at CKIA and pool board.

Steven Newell – been in neighborhood over 15 years with his wife Pam and their two sons who are 21 year and 19-year-old. He has previously served on the pool board. Recently retired from teaching at Sandburg.

Kara introduced her mother Sylvia Manzanares who was out of town for the meeting and stated that Sylvia is a retired judge has 2 kids and 4 grandkids in the neighborhood lives on Steele St.

Peggy thanked everyone that helped identify nominees and those that agreed as well as those that know this isn't right time but will be willing to serve in future.

5. Verification of quorum - Mary Beth Rapp with assistance from Bryan Wainscot confirmed that 42 people came to vote so quorum has been met. All nominees have been elected and the by-law changes have been adopted.
6. Peggy dismissed attendees that can't stay
7. Commence Annual Meeting with seated board members
8. Approval of Minutes – Seth moved and Steve seconded and an minutes were unanimously approved
9. Reports/Updates
  - a. President – Peggy Hanson thanked to Ryan Goldstein, Seth Jones, Scott Ranallo and Peggy all looked through the slate of candidates. Peggy has

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been on board for 4 years and she now taking a paying job so last report as President and this her final meeting she will be presiding over. Great year for association, accomplished a lot with this board with help of every board member and many committee members. Dues participation up by 3% and still get perimeter improvement contributions. Over \$10,000 received this year. Volunteer participation up with over 10% of community that helped. Covenant and Architectural were all addressed in timely manner. Colorado & Nobles project is fully funded however on shelf due to City of Centennial traffic signal. Once that is complete then they design concept will review and move forward.

- b. Newsletter is now self-publish format thanks to Amy Folkstad, Brett East and Sandy Wischmeyer
- c. Governing documents are updated due to 10-year review.
- d. Volunteer dues thanks to generosity has \$90,000 in our bank account so we not in an emergency situation and if board is good stewards then we are solid as a voluntary dues community. Next board long term vision including fence replacement due to exposure and don't want capital crisis. Board to come up with plan and community will respond. The perimeter belongs to all of us. The entrances are on radar for long range planning committee. Would be great if community and board will be looking at long term maintenance that are native and water smart with lightning that may cost more at first but more cost effective in the future. A great privilege. Nice to work with people with focus to protect, promote and preserve the community.
- e. Treasurer- Ryan Crawford – check received from insurance and water bill received and sent to the pool. This is water for Cherry Field which is 300,000 gallons used for the water. Pool pays the water bill and then we pay for watering of the field. Very successful year for dues. Thanks Sandy for newsletter and ad received to off set costs. Ryan said been an honor to work with Peggy
- f. Neighborhood Communications- Brett/East Sandy Wischmeyer – Brett stated that we are now self-publishing, she is in charge of content, Sandy

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Wischmeyer works on Advertisements and Amy Folkstad is graphic design. The newsletter costs \$784 which is ½ of what we paid in the past. Now 8 pages in color and with ads we made money this past issue. Thanks to Rod and Sandy for self-publishing. Sandy said if anyone is interested in advertising to contact Sandy or Brett. Seth stated that if you have been in the neighborhood for a while its better lay out. The newsletter we spent \$1200 a year thanks to committees work that it is going to cost less to get a better product.

10. Seth stated he has been on the board for 2 years so this is his last meeting and he said that there is no coincidence that dues are up thanks to Peggy. She is work horse and has created so much momentum. The board has moved along with her and she has set a very high bar and the vote this spring brought community together and made more residents interested in serving.

11.

- a. Architectural Control/Covenants Compliance - Steve Linger said the newsletter is fabulous and looks forward to reading it when it arrives. Wants to tell Peggy that he has seen lots of people come and go over the years and worked closely with Peggy more committed, harder worker or more engaged then anyone he has worked with. Very high bar that she has set and greatly missed. Been a pleasure to be on the board.
- b. 2 issues in October about a house 6847 S Elizabeth about trailer hasn't been addressed yet. He will address with homeowner. 6902 S Jackson Way did paper work for addition of garage. Now they have started work and removed trees and have stand alone 2-car garage. There were concerns if gotten consent and paperwork filed. The homeowner has gotten neighbors to agree and complied with CKIA rules and they did file correctly. Main concerns over the past year, not a lot of complaints about covenants several homeowners that are doing additions and people updating house and new fences. Wide variety of fences similar to variety of house types in the neighborhood. Majority were adding shed, fence or addition not a lot of complaints of covenant issues.

12. Committee Reports

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- a. New Neighbor Greeter – Sue Smith - loves the newsletter. Neighborhood watch make sure fire/police can find your house and have number lit and shovel sidewalks. Allen Black goes to CenCon meetings and finds out all about the HOA information for the city. Summary for new neighbor greeter we have 38 homes in transition and that is mostly young families. There is handbook that gives history of Cherry Knolls. Sue finished stating that Peggy is a gift to Cherry Knolls.
- b. Christmas Decorations – Keith/Deb - the lights up Nobles and Arapahoe entrance will be turned on after Thanksgiving. Deb said that they looked at entrance at Elizabeth and Arapahoe and they spent \$250 from Christmas light fund and have some new lights and will see what people thing with new lights this year. Trying something new this year. Keith mentioned that this was Deb asking to volunteer and many opportunities for others in the neighborhood. Peggy stated that this is Keith's 8<sup>th</sup> and final year and Keith said he willing to help be a resource for others. Thanks to Keith over the years.

13. Open Discussion/Community Comment

Thanks to everyone Marybeth for taking care of the voting and Bryan for counting.

Peggy stated that Salvation Army Church is our neighbor and allowed us to have a town hall. Peggy will champion from the neighborhood. Sponsor 18 children from 9 families and Peggy will coordinate they range in age from 0-14 years old. If anyone is interested, she has sign up and a ticket. Dec. 9<sup>th</sup> gifts need to be returned to Peggy. They do have a food pantry and do accept food donations anytime.

14. Closing Remarks – Peggy Hanson

15. Adjournment of Board Meeting - Brett motioned, Steve seconded meeting adjourned at 8:10 pm.