

CKIA Board Meeting December 10, 2019/7:00 p.m.  
Carl Sandburg Elementary Music Room, Centennial CO

Attendees: Steven Newell, Scott Rodgers, Sue Carlton-Smith, Courtney O'Shea, and Sylvia Mananares.

Steve Linger, Brett East and Ali Macheca were unable to attend.

1. ***Welcome Neighbors/Guests:*** Steven Newell welcomed all in attendance. Guests: Deb Nazarro, DJ Inman, Diane Gimber.
2. ***Call to Order:*** Steven Newell called the meeting to order at 7:05 p.m.
3. ***Introduction of Board Members and Positions:***

The Board members in attendance voted to appoint Steve Linger and Courtney O'Shea for another one year term.

**Officers:**

*President* – Steven Newell

*VP:* - Steven Linger

*Secretary* – Sylvia Manzanares

*Treasurer* – Scott Rodger

**Roles and Responsibilities: \***

*Perimeter Maintenance* – (open) Diane Gimber is exploring filling this position by a committee.

*Long Range Planning* – no changes

*Communications* – Courtney O'Shea

*Newsletter* – Brett East

*Community Interface* – Sue Carlton-Smith

*Covenants/Architectural Review* – Steve Linger

*Ad hoc* – (open)

*Spirit of Community* – Ali Macheca

(Further discussion is needed regarding other assignments)

4. ***Approval of Minutes:*** November 2019 minutes were approved unanimously.

5. **Reports/Updates:**

- a. **President:** Again welcomes everyone. The City is planning on replacing the bridge on Arapahoe and is in the process of notifying homeowners and getting required approvals.
- b. **VP:** Steven Linger was not able to attend.
- c. **Treasurer:** Scott Rodgers discussed the Treasurer's report. Income was less than but close to what was budgeted. Expenses were less than budgeted due to deferred fence improvement. There will be an expenditure when the light goes in at Nobles/Colorado. Scott will be exploring financial institutions for use by CKIA. Scott also will explore a move from Quicken to the Cloud in an effort to improve functionality and transparency.
- d. **Perimeter:** Steven Newell continues in this position until it is filled. Water expense for the year was over budget (\$2,800 budget)/(\$3,900 actual). Sprinkles system controls are are the pool house therefore managed by the pool. A system upgrade may be explored so that watering is not happening when not needed.
- e. **Community Interface:** Sue stated that 16 bags were prepared. 50 households are in transition which is typical in any year. Dues letter will goes out in Feb or March 2020. Discussion was had regarding getting dues payments from homeowners who rent their homes and how to identify which households pay the dues.
- f. **Communications:** Courtney states that the next newsletter comes out in January 2020. Deadline for submitting items is December 15, 2019.

6. **Committee Reports:**

- a. **Holiday decorations:** Deb and her elves were applauded for their work on beautiful decorations at CK entrances.

7. **Open Discussion/Community Comment:** Discussion was held about ways to increase the number of households paying dues. Several ideas were discussed.

Deb notified that Newton Middle School will be redeveloped and that we should all be cognizant of the process since many schools are aging and could be targeted for redevelopment in the future.

8. **Closing Remarks:** Steven is looking forward to a good and productive year.

9. **Adjournment:** 8:12 p.m.