

CKIA Board Meeting

December 8, 2020

7:00- 8:30pm

Facilitator: Dusty Laird

In Attendance: Dusty Laird; Courtney O'Shea; Diane Gimber; Brendan Carroll; Dustin Szenderski; Steve Linger; Ali Macheca; Rod Macdonald; Linda Martin; Benjamin Kennedy; George Hamilton; Justin Dodson; Sandy Wichmeyer; Steve Newell; Sue Carlton Smith. Guest: Diane Gimber

Topic		Discussion	Action items for follow up
Call to order/approval of minutes	Dusty	Motion made and seconded; minutes approved	none
Appoint Rod MacDonald	Dusty	Motion made and seconded. Rod is approved and appointed.	none
Election of Board Officers and Naming of Board members to Areas of Responsibility and approval of Slate.	Dusty	See list at bottom of meeting minutes	none
Co-Op	Lindsay Blankenship	<p>Upcoming event: Carriage Ride with Santa and Mrs. Claus. Will map a 2 mile loop around the neighborhood. Co-op is asking the Pool Board and the CKIA Board to split the cost three ways= 170.00 per organization. Date 12/23/2020 around 3:45-5:30pm. No permit needed.</p> <p>CKIA has money left over from July 4th- Chris M</p> <p>Could CKIA receive funds from the Co-op and Pool and write check? Yes.</p>	Lindsay will work with Dusty to collect funds and issue check.

		Motion to approve up to 200.00. Seconded and unanimously adopted.	
Updates	<ul style="list-style-type: none"> • President- Dusty • Treasurer-Ben Kennedy • Covenants and Architecture- Steve Linger • Perimeter-Dustin Szenderski 	<ul style="list-style-type: none"> • President: Wells Fargo needs approval of two members to change signors for bank. Can't be done until January. Move to approve Ben Kennedy and Dusty Laird as key executive signers and to remove ex-members. Seconded and approved. CenCon- who will attend the CenCon conference? Centennial Counsel of Neighborhoods. Courtney, Brendan, Dustin and George will attend. • Treasurer: Ben Kennedy No bank account access yet. Reviewed treasurer notes. Cash Balance 148901. Does this include cost of staining fence? No. Question: will we get a copy of the budget at meetings? Yes, will begin in January. • Covenants and Arch. Steve. Sent a covenant letter to a homeowner with a pop-up trailer that has been parked for a long time. Hopefully this will prompt them to move. Will be stepping up trash can compliance. No architectural applications. • Perimeter: Dustin Szenderski. Holiday lights installed and within budget. Will need to pay more if we want to move lights up higher. Weed control will be taken up with the perimeter committee. Staining inspected and felt that a good job was done. Also considering a service to come in and water trees if it I determined to be necessary for the pines. 	

	<ul style="list-style-type: none"> • Long Range- Justin Dodson • Community Spirit and Events- Ali Macheca • Communications- Sarah Keene • Newsletter- Sarah Keene 	<ul style="list-style-type: none"> • Long Range- Justin Dodson. Nothing to report. Has a designer for the entrance been appointed? Interviewing and asking questions. No one appointed yet. Rod reminds that Sarah Cutford wanted to be a part of that effort. • Community Interface- Ali Macheca. Virtual Gingerbread Decorating Contest. Three brackets: under 10; 11-18 and families/or adults. A photo of winner in each category will be in the newsletter. • Communications- Sarah Keene. Photos of Christmas lights will be taken. No other updates. • Newsletter: nothing to report 	
Old Business	Dusty		
New Business	<ul style="list-style-type: none"> • Street Representative • Dues- Dusty 	<ul style="list-style-type: none"> • Point person for each street to share info back and forth with the board. Dusty will send list created by Rod. Rod and Justin will take point on this. • Dues drive. First step before raising dues or other efforts to get dues paid. Dusty wants to create a spreadsheet and share with the board to reach out and prompt neighbors to pay or to determine what the obstacle is? Rod suggests a one-sheet flyer with info on what the dues pay. This has been done in the newsletter before. Suggests utilizing the street lead might visit with neighbors who don't pay. Sue suggests that with the current economy we 	

	<ul style="list-style-type: none"> • Website- Dusty • Covenants Compliance- Dusty • 2021 Budget- Ben Kennedy 	<p>should be careful as it might be that people can't pay rather than not wanting to pay. Steve recommends that if we are to do street "captains" we not make collecting dues a primary focus. Notes that our organization is voluntary and an improvement organization- rather than an HOA. Steve suggests that street captains should begin by sharing what CKIA does; the amount of folks that DO pay and wouldn't it be great if more paid? Christina suggests that we add the "fee" for paying on line to the cost of the dues. (3.75 per on line payment.) Sandy suggests that the directory note if person is paying dues. Ongoing agenda item.</p> <ul style="list-style-type: none"> • Matt Moran wants to work on this; looking at possibly managing the website ourselves. • Bulldog Construction; Dusty reiterated that he will go visit this neighbor and discuss covenant violations. Justin sent intro email today. Steve notes that they are compliant with all city requirements and not sure there is much more that can be done. He appears to be compliant with taking care of the property. Ben reports that there is a provision in the covenants that provides for legal action due to non-compliance. Steve notes that his vehicles are compliant per the city. Legal action would be next step and would involve costs. Sue recommends that we wait until spring to pursue further. • Need to add 7k per year for perimeter fence; this will cover the costs of staining it every few 	
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		years. Also will need to add budget dollars for lights.	
Open Discussion/Community Comment		none	
Adjournment		Moved and seconded.	

Officers

President – Dusty Laird
 VP – Steve Linger
 Secretary – Linda Martin
 Treasurer – Ben Kennedy

Roles & Responsibilities

Perimeter Maintenance – Dustin Szenderski
 Spirit of Community – Ali Macheca
 Communications – Sarah Keene
 Community Interface – Justin Dodson
 Covenants/Architectural Control – Steve Linger
 Member at Large – Brenden Carroll
 Member at Large – Rod MacDonald