

CKIA Board Meeting

January 12, 2021

7:00- 8:30pm

Facilitator: Dusty Laird

In Attendance: Dusty Laird; George Hamilton; Rod McDonald; Sarah Keen; Alison Machea; Dustin Szenderski; Steve Linger, Ben Kennedy, Sue Carlton-Smith; Barbara Shangraw; Greg Ledesma; Rolf Asphaug; Brendon Carroll; Diane Bloch. Guest: Beth Sicken- Cherry Creek Insurance

Topic		Discussion	Action items for follow up
Insurance	Beth Sicken	<p>Notes that CKIA has no work comp or accident coverage; homeowners/volunteers would not be covered if injured. There is an accident policy available if we want it: approx. 500\$/year through Chubb insurance. This is common for volunteers in other settings- no coverage. Pool also does not have this coverage- generally contractors are asked to give proof of coverage- naming Cherry Knolls as a listed work location.</p> <p>No coverage for any damage that a volunteer does (such as damage a sprinkler line, etc.)</p> <p>Other actions: have volunteers fill out a release Upon renewal consider additional coverage</p>	
Updates	<ul style="list-style-type: none"> <li>• President- Dustin</li>   <li>• Treasurer-Ben Kennedy</li> </ul>	<ul style="list-style-type: none"> <li>• President: No specific issues in follow up from last week; working on checking account and we will continue to discuss dues.</li>   <li>• Treasurer: Nothing to report. Sandy will meet with Ben and Susan and Brian and Dusty.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Covenants and Architecture- Steve Linger</li> <li>• Perimeter-Dustin Szenderski</li> <li>• Long Range- Justin Dodson</li> </ul>	<ul style="list-style-type: none"> <li>• Covenants and Architecture: Dusty reporting for Steve: nothing to report</li> <li>• Perimeter: Met with Sandy and Peggy re: perimeter. Binder created for the committee- suggests that each committee do the same. Holiday decorations coming down this Saturday. Security perimeter contract for this year being managed this month.</li> <li>• Long Range: Still learning about all the committees. Met with Barb and long range committee members, meeting with the leaders of the pool. No additional report.</li> <li>• Rod: street lead project. 30 streets in Cherry Knolls. Looking for 30-50 street leads. Discussed content of the “education” given to street leads. For example- are street leads expected to ask neighbors to pay dues/go to people’s doors? Dusty envisions both mentioning that we would like them to pay dues and obtain feedback re: why they don’t pay dues- the board can then respond to the data. Rod sees the street lead as an extension of the board- giving info on what dues pay for, coop, newsletter, etc.</li> </ul>	
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New Business	<ul style="list-style-type: none"> <li>• Street Representative</li> </ul>	<ul style="list-style-type: none"> <li>• Snowplows: people asking why we do not have our streets plowed in the neighborhood. City plows Elizabeth St. and Nobles due to the school. Dustin and Ben explored costs/vendors. In speaking with the Knolls provider- they spent approx. 10k last year. We could arrange for “pay as you go” and a feedback mechanism for specific storms for example: de-ice only, plowing needed. (Homestyle Landscaping LLC.) Time of day for plowing: aim for by 7am however other contracts are a priority for this vendor. Next year other vendors may be available.</li> </ul>	

		<ul style="list-style-type: none"><li>• Discussion: concerns re: cost and ability to do both plowing and the perimeter improvements discussed. Sue notes that the board agreed to put 10k per year away for the perimeter; notes that there will be of course additional costs. It was suggested that street leads ask neighbors if they would like to have snow removed. Discussed the “trust” account and that as a board our fiduciary duty to spend the money in the best interest of the community. Discussed that money <u>can</u> be set aside for future projects; but we have not rec’d deed for the Nobles property and the “beautification” of that area will have costs; water being the primary cost. Discussed snow and safety considerations -people do walk and jog in this area; walk dogs. Discussed getting feedback from neighbors re: if they would like to have this service. Discussed that this might encourage some neighbors to pay dues; marketing. Discussed that complaints will come to us. Discussed if we could do a “trial” and then ask the neighbors if plowing was beneficial for them. One consideration for a trial this year- existing ice on streets would not be able to be cleared away this late in the season. It was suggested that we select a “cap” and engage the provider in a trial to see if neighbors like it.</li><li>• Motion to cap snow plow spending this season at 5k carried. It is suggested that we put info in the newsletter- encourage a few more neighbors to pay dues. Poll neighbors (with</li></ul>	
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	<ul style="list-style-type: none"> <li>2021 Budget- Ben Kennedy</li> </ul>	<p>Google poll) if they liked it. Dustin will send web link for newsletter.</p> <ul style="list-style-type: none"> <li>Notes: A special meeting will be called to approve the 2021 budget Wednesday 01/12 at 8p. Need at least 6 people at the special meeting- vote only.</li> <li>Reviewed some line items: blank line item for the perimeter. We will now save 10k annually for the continued maintenance of the fence. Other line items carried over from last years budget. Need to add some line items. 5k for snow removal added for this year.</li> </ul>	
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