

CKIA Board Meeting

Date:04/13/2021

Time: 7:00- 8:30pm

Facilitator: Dusty Laird

In Attendance: (note some names are listed as reflected on video screen.)

Dusty L., Justin D., Dustin S., Brendan C., Alison M., Ben K., Sarah K., Rod M., Sandy W., Conrad S., Mike T., Cynthia S., Brian K., George H., Sean W., Travis L., "Gracee", George H., Steve C., "Sdesparrois", John M., Suzi, Jim S., Jim F., Conrad S. Guests: Michael Dinneen of Valiant Homes and Marnie Vincolisi- resident of Cherry Knolls working with Valiant.

Topic		Discussion
Call to order/approval of minutes	Dustin	Motion made, seconded and minutes approved.
Guests	Michael Dinneen; Marnie Vincolisi	<p>Michael Dinneen: Valiant homes is a small company that has a detox center and other sober living homes including in the Preserve. Demographic of residents of home: middle aged businessmen working on behavioral health including substance use and mental health issues. Not a treatment program, long term "step down" from formal treatment. Reports that they have not had any incidents in the history of the company. This is not a self-run community. There is a live-in paid staff, cook, gardener. Schedule for the clients is wake up; meditation; work out (yoga), go to groups, return home and attend a 12 step meeting in the evening. They plan to limit the #of cars to two at a time. They are required to do service work and would contribute if residents of Cherry Knolls would desire their help (help neighbors mend fences, other improvement projects.)</p> <p>Marnie shares that she has been a member of Cherry Knolls for many years, has supported the neighborhood financially; she takes "impeccable" care of her home and her belief that this should be allowed. Notes that an assisted living home is already in existence in Cherry Knolls</p>

		<p>Dusty reports that they have requested Valiant Homes send a letter to the Covenants/Architectural Control committee.</p> <p>Questions: What other group homes might come into the neighborhood if we approve this group home?</p> <p>What research was done into our covenants?</p> <p>Is the board able to get copies of the leases signed by residents?</p> <p>Why did you not bring this to the board before signing with Valiant?</p> <p>Is it Valiant's understanding that the Fair Housing or Americans with Disabilities Act permit this kind of a home?</p> <p>How many homes does Valiant operate and do you have more than one in any specific neighborhood?</p> <p>Has your company had any lawsuits brought against Valiant due to damage or any problem that reduces the property value?</p>
Reports	<ul style="list-style-type: none"> • President- Dusty • Treasurer-Ben Kennedy 	<ul style="list-style-type: none"> • President: No separate report • Treasurer: We are in the height of "dues" season. As of April 13, 2021 351 residents have paid. Treasurer's report sent with meeting request and put on the screen for review. Cost listed for holiday lights- is that accurate? Main costs of lights were paid in December 2020. Installation cost was approximately 1800.00 however, no invoice per se was ever submitted.

	<ul style="list-style-type: none"> • Covenants and Architecture- Steve Linger • Perimeter-Dustin Szenderski • Community Spirit and Events- Ali Macheca 	<ul style="list-style-type: none"> • Covenants and Arch: Notices have been sent and put into newsletter: please keep trash cans behind the fence or in the garage. The committee has submitted 35 addresses of homes which have trash can violations reported. Homeowners will be contacted by the city. Complaints have been received re: motor homes/RV's parked. Letters have been sent re: covenants which require RV's to be out of sight. Committee also got complaints re: yard signs. Covenants forbid political signs to remain in yards. Letters have been sent. No architectural requests received. • Exterior fence: a few fence posts have been knocked down and will need repair. Dustin will walk the fence line within the next few weeks and bring back information. The pool is willing to share costs for the fencing around the easement of concern behind the pool. Investigating some concerns re: need for replacement of pvc-type pipes. • Community Interface: Dumpster days will be Saturday May 8, 2021 7:30 to 11:30. We will have two dumpsters. Need help monitoring and checking residents in. Volunteers requested and names taken to assist. <p>Firetruck will not lead our parade this year; but will drive by at approximately 9:30.</p> <p>Co-op has a new president and Ali will get us the name. They will begin doing outdoor meetings.</p>
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Old Business	Dustin	Estimate for fence/gate behind the pool. 652.96 which will be paid ½ by the board, ½ by the pool. Motion made and approved to build the fence/gate.
New Business	Dustin- Sober living home	Valiant Living home proposal will be forwarded to Cherry Knolls residents for comment. We will send out a poll requesting feedback. Feedback needs to be gathered quickly as leases have been signed and people are planning to move in.
Open Discussion/Community Comment		George H. discusses a property that is not well maintained; house is full of vermin; can smell feces and urine. Have seen racoons climb over the fence, has trapped racoons and rodents. George cites covenants re: required maintenance. George has brought this to the attention of the board and feels "it has fallen upon deaf ears." Question: what does the board intend to do about this home? Dusty confirms the condition of this home. Paint is peeling and gone; home is in total disrepair. Steve will talk with the code compliance officer for the City of Centennial to make her aware and ask for her assistance in resolving this concern. Questions asked about being able to fine residents; several members confirm that we cannot assess fines. The home is not currently occupied.

		Multiple neighbors have attempted to have a conversation and have asked the owner to do maintenance or to sell the home without result.
Adjournment	Dustin	Motion to adjourn made 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

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