

CKIA Board Meeting

Date: 05/11/2021

Time: 7:00- 8:30pm

Facilitator: Dusty Laird

In Attendance: Dusty Laird; Sarah Keene; Dustin Szenderski; Rod Macdonald; Steve Linger; Sue Carlton-Smith; Ben Kennedy; Sandy Wishmeyer; Deb Ham; Steve Cahill; Brendan Carrol; Jake Smeester; Lindsey; George Hamilton, Courtney O'Shea.

Topic		Discussion
Call to order/approval of minutes	Dusty	Approved both April meeting minutes and the minutes of the special Executive meeting.
Guests		
Reports	<ul style="list-style-type: none"> • President- Dusty 	<ul style="list-style-type: none"> • President: Thanks to people who have made extra efforts for dues membership; CenCon; and communications/community members. Membership: 5 members terms expire-- please think about positions you might be willing to do or someone who might be good for the jobs. (Rod, Brendan, Ali, Steve, Dusty) Some people will choose to continue in positions. • 7070 Columbine: there was a reported break in last week; police responded, home was found to be full of trash. A family member is working with owner to sell the home. • 3490 Easter Ave: the board met to discuss a variance; variance not granted. Cease and Desist letter drafted and delivered asking them not to move in and not to harass/bully neighbors. Will discuss at end of meeting. <p>Suggested board goals:</p> <p>Dues evaluation. No changes to dues for nearly two decades. Let's evaluate and address this.</p> <p>Fence: Need to have an assessment of the cost of the fence; to</p>

	<ul style="list-style-type: none">• Treasurer-Ben Kennedy	<p>replace and eventually maintain.</p> <p>Cherry Field: mowing and watering costs are high. How can we address some of the costs? Could we decrease some of the grassy area (basketball games, benches, picnic area?)</p> <p>Provide information for neighbors who don't really know what the board does- how do we benefit them and what do their dues pay for?</p> <p>Suggested that we get input from the community on all goals/projects.</p> <ul style="list-style-type: none">• Treasurer: 2021 revenue is 2nd highest grossing year for due payment <u>already</u>. 456 homes have contributed dues; Ad revenue is the highest it has ever been. Only higher year was 2018 in December. Expenses: common area, maintenance; legal fees (over budget 750.00); postage; dumpster day (over budget 300.00.)• Long range set aside: approx. 100k. Dusty asks if we can begin imagining what improvements could be made with this money? Ben suggests we look at bank; what are our commitments now, what will they be at this time next year? We will need to keep the required reserve funds. Estimates approximately 60k available for improvements. The group entertained questions on costs of fence (minimally \$40 per linear foot without staining) maintenance/replacement and insurance. Ben is getting coverage and cost info for insurance. Explore coverage for Cherry Field; entrance areas; hail damage- what is needed and what is covered.
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	<ul style="list-style-type: none"> • Covenants and Architecture- Steve Linger • Perimeter-Dustin Szenderski • Long Range- Justin Dodson • Community Spirit and Events- Ali Macheca 	<ul style="list-style-type: none"> • Covenants and Arch: No applications for architectural projects. Covenant/compliance issue- previously reported complaint about trash cans. Steve reached out to the city to follow up on ordinances; person who had the concern wanted Steve to send out letters rather than notify the city. He will try to send these letters. • Perimeter: Dustin will do perimeter walk of the fence as soon as the weather permits; he is working on pool issues; watering issues for Cherry field. Will be costs assigned. Dustin will ask that anyone wanting to use the field to ask for permission. • Long Range: No report. • Community Interface: 50 neighbors used the dumpsters; 13 families paid dues on that day. The babysitter co-op is beginning to meet again, email smfouts@gmail.com for information. Pool hours will be the same as 2019. Scavenger hunt is set, and info will be in the newsletter. Parade route will be the same as 2019. Sue mentions grant money for block parties- we should pursue if possible. Sue will talk with Ali about organizing this.
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	<ul style="list-style-type: none"> • Communications - Newsletter Sarah Keene • CenCon- George Hamilton 	<ul style="list-style-type: none"> • Communication: Sarah will reach out to schedule a meeting for the newsletter. If you have any contributions or any neighbor who might like to contribute content please send them Sarah's way. CKIA board meetings are posted on Next Door. • South Glenn apartments rent has gone up as much as 1000/month. 650 apartments will be built where the old Sears store was. Crime is up in Arapahoe County and lower level offenders are not being jailed (due to COVID.) South Suburban Parks and Rec report that the summer catalogue is released. 05/29 is opening day for the pools of South Suburban. South Suburban has summertime jobs and need employees- go to the website. Reviewed mask mandates which may be removed soon. Arapahoe Library district is open full hours: 10-7 M-Th and 10-5 Friday, Saturday and Sunday. Ting representative reports that our neighborhood is not yet online; we may want to ask for a meeting. RTD Flexride has some taxi options which citizens can access for the same cost as a bus ride- see the website. City of Centennial planner reports that the work on the Arapahoe Bridge is in action. Billtrack50.com is a good website if you are interested in knowing about legislative activities (several of these bills could impact citizens.)
Old Business	Dusty	Break for the summer until September.
New Business		Discussed the need to digitize historic CKIA records. Linda will check into costs.
Open		<ul style="list-style-type: none"> • Water tap for Nobles/Arapahoe this year? Likely not due to

Discussion/Community Comment		<p>costs because what we approved is not enough and we do not have the deed. Costs may be near 35k and will require another vote. Why make the expenditure if we do not have the right to the property?</p> <ul style="list-style-type: none"> • Light is now functional at Nobles/Colorado. • Rental property- cease and desist. Any info from the CK homeowner? Dustin received a letter asking us to reconsider the variance. Dusty responded that the meeting agenda was already set; next meeting is not set until September. This homeowner has asked for several specific actions by the board. Dusty responded in writing and offered to hold a special meeting in June; others do not feel we should hold a special meeting. Dusty reports that he does not feel we need debate but might want to consult with our attorney and would be willing to vote again. Brendan notes that legally we are not in a positive position and we should consider costs and how far we care to take this. For this reason, we will hold an executive meeting for June to discuss.
Adjournment	Dusty	Meeting adjourned 8:21p

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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