

CKIA Board Meeting

Date: 09/14/2021

Time: 7:00- 8:30pm

Facilitator: Dusty Laird

In Attendance: Dusty Laird; Sarah Keene; Dustin Szenderski; Steve Linger; Sue Carlton-Smith; Ben Kennedy; Sandy Wishmeyer; Steve Cahill; Brendan Carrol. CK Swim Club President Luke Ouelette

Topic		Discussion
Call to order/approval of minutes	Dusty	
Guests	CK Swim Club President Luke Ouelette	Discusses challenges with the pool; expenses and challenges with people selling memberships outside of the neighborhood. What are boundaries around memberships and what is fair? There are 222 charters for the pool; on average its about 320/330 memberships total. Seasonal memberships numbers are capped-specifics are listed in their bylaws. Board members made recommendations including that the bylaws be changed to require members to turn the membership back into the pool board; allowing them to resell; and perhaps provide a partial refund. Luke notes that charter members are part owners and hold responsibilities to the pool. Primary consensus; no one really wants charter memberships to go outside of the CKIA neighborhood.
Reports	<ul style="list-style-type: none"><li data-bbox="688 1045 968 1078">• President- Dusty	<ul style="list-style-type: none"><li data-bbox="1052 1045 1877 1151">• Suggests the creation of a covenants committee; several issues have arisen that are not covered by covenants. Dusty will chair.<li data-bbox="1052 1154 1877 1260">• Volunteer appreciation at Laird's home in August; request to add a budget line for an annual CKIA volunteer event. Motion made and approved, Dusty should be reimbursed.<li data-bbox="1052 1263 1877 1369">• We will be discussing the Nobels land parcel; Centennial city counsel has voted to give us this land. They will get signatures from adjacent property owners.

	<ul style="list-style-type: none"> • Treasurer-Ben Kennedy • Covenants and Architecture-Steve Linger • Perimeter-Dustin Szenderski 	<ul style="list-style-type: none"> • 530 households have paid – 76%. 63600 in dues collected; plus additional monies collected for perimeter improvement and newsletter income. 144870 available (a few checks have not yet cleared, and those expenses will be calculated.) Ben was asked to break out the mailing and printing costs for future budgeting, which he agreed to do. Discussion of PayPal- fee for paying dues. Was the fee paid by CKIA? Should it be paid by the member moving forward? The board will considered for the future. 0.00 paid to date this year on fence maintenance. Ben shared the CKIA folder is available on the website if people have questions/want to follow up. • No architecture applications received. One email from a company will begin work; not yet started. Covenant: one issue which is handled. • Thank you to Dustin for all the weeding done in the common areas; he did spray a bit. Any concerns about Dustin's company doing this work? Feels that we should get a bid and he can either match the bid or allow another to maintain. Re: the fence, several posts are wobbly; not urgent but will need to be replaced. We may want to consider a different type of fence in the future due to this ongoing maintenance (wood posts.) We could get a straighter cleaner line on the fence if changes were made. Dustin will get bids when prices for lumber and labor are more reasonable. Dusty would like to discuss this within
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	<ul style="list-style-type: none"> • Long Range- Justin Dodson • Community Spirit and Events- Ali Macheca • Communications- Newsletter Sarah Keene • CenCon- George Hamilton 	<p>the next few months. People would also like to consider a stone fence in future. NOTE: the homeowners at the Elizabeth St. entrance are doing all the watering. There is a spicket that waters the other entrance; is there a way to access this existing spicket rather than having homeowners do it? We are considering installing spickets so homeowners don't have to do it. May want to add a meter as well to track costs.</p> <ul style="list-style-type: none"> • No report • Sept 21 next Co-op. Oct 30 Halloween party will be outside- details to follow. Littleton Stride in person or virtual Sunday Oct 24 • Committee has starting working on the October issue of the newsletter. Will there be a November and December issue? Four have been done so far; six are paid for by advertisers. They are getting good feedback on the kids articles and the highlights from neighbors. Sarah would like to have some regular (column like?) features. This will be discussed at their next meeting. • August meeting was interesting. Municipal code violations are being written more often; violations for dead trees as
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		<p>well. Mulch day Sept 25th. 2 locations within the city. Mulch will be free, must load yourself. George learned about library district book sale; library does have lockers available if you want to hold something and pick up after hours. Sept 21st there is a class on parenting strategies (via zoom) for parents of kids age 0-8 yrs. "Radicalization and Extremism" is another class being offered Sept 23 (by zoom.) Ting representative was at the CenCon meeting; our neighborhood is not hooked up to Ting yet. They adding a newer technology (fiberoptics.) The city will be installing equipment on traffic lights to assist with flow. City of Centennial discussed the Big Dry Creek bridge; it will become three lanes near Elizabeth St. Quebec and Countyline will be an Amazon Fresh location and a restaurant in the previously vacant lot. A consultant for traffic advised that residents are able to give input for priorities they would like to see (wider trails, more sidewalks.) The site is monitored and CenCon does read and consider recommendations from residents. Sarah may put some of this info in the newsletter- particularly regarding code enforcement issues.</p>
Old Business	Dusty	<p>A vote is needed required on a request to reconsider the group home. The homeowner is asking us to reconsider the variant. Dusty makes a motion on a vote to reconsider. Vote to reconsider was unanimously voted down.</p> <p>A website refresh is needed. Current site is inflexible, and Dusty must contact the person maintaining for changes; our bylaws allow the server contracted 24 hours advance notice for any needed change. Would like good security and be hosted by a secure host. Steve Cahill did much research; we may be able to have a portal component, could route questions to the correct person on the</p>

		<p>board. This would increase transparency and provide information (which people have requested over and over.) It could also facilitate digital payments. Costs will be obtained. Has a mobile app. A demo has been created. 80\$ per month; 768 annually. Hosting costs are covered. Newsletter and directory could go online as well. Motion to approve costs of portal. Approved.</p>
<p>New Business</p>	<p>Peggy</p>	<p>Peggy is presenting for the long range committee the concept for the Elizabeth St. entrance. (No plans have yet been finalized.) They will extend the retaining wall past the berm and will put the sign just at the end. We will be losing a lot of trees (Ponderosa pines.) Is there any way they could replant them at Nobels? The trees are on the easement not on our land. Peggy will call and ask the question. Construction will start October/November. Any thing on our property that we want – we will have to take it out before they begin. Homeowners should be prepared to exit/enter the neighborhood through alternate routes. One lane in each direction will stay open during construction. Estimation of time for disruption of traffic dates is a moving target based on the start date of the project. Peggy will provide a link to Sarah to include in the newsletter so people can check up on the project as they'd like. Entrance will be stone, not brick. Members asked to replace the outlets there for holiday decorations. They will try to match the stones similarly to those at Streets at SouthGlenn (as well as the lights.) We are unable to do a perpendicular (90 degree two sided sign) due to the berm that is present. There will be a right turn only lane to Elizabeth. They will also be raising the height of the road. Will likely need to re-plant after the construction. Board would like to add the "CK" cherry symbol on columns. It was the original intent when fence went up in 2001 but costs became too high.</p> <p>Colorado and Nobels; traffic light went in. There is a lot of infrastructure that interrupts the fencing; there is a ranch rail put in.</p>

		<p>They want us to stain the ranch rail. Could this be a community building event? Peggy notes that Conrad Stellar did much of this work. She will ask if we can paint the electrical box. Overhead lighting has gone up.</p> <p>Nobels and Arapahoe parcel. Got the deed in July. We still don't know the property tax. Because it's "unimproved" the tax should not be high. Argued tax exempt status; this has been raised but not answered. Four concepts have been obtained; all fell within the principals that the long range committee established. Low water; low maintenance; regionally appropriate and speaks to the space we are in. Without mitigation the water will flow onto a CKIA homeowner's property; we are unable to put in a berm. It can not be an increase in ground elevation, there cannot be a structure. Considering neighborhood signs- this will also likely be replaced – it's suggested that the sign face west bound traffic. The committee will present a recommendation in October at the CKIA board meeting. Putting water in the parcel is estimated at 25 to 35k. Overall costs for the project have not yet been established. This is a three year project.</p>
Open Discussion/Community Comment		Nothing additional
Adjournment	Dusty	9:02 adjourned

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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