

CKIA Board Meeting

Date 10.12.2021

Time: 7:00 to 8:30pm

Facilitator: Dusty Laird

In Attendance: Dusty Laird, Steve Linger, George Hamilton, Sarah Keene, Shaffer, Dustin Szenderski, Sandy Wishmeyer, Justin Dobson, Ali Macheca, Brendan Carroll, Sue Carlton Smith, Linda Martin

Topic		Discussion
Call to order/approval of minutes	Dustin	
Guests		
Reports	<ul style="list-style-type: none"><li data-bbox="688 609 976 641">• President- Dustin</li> <li data-bbox="688 1047 976 1112">• Treasurer-Ben Kennedy</li> <li data-bbox="688 1226 976 1323">• Covenants and Architecture- Steve Linger</li></ul>	<ul style="list-style-type: none"><li data-bbox="1050 609 1900 925">• President: Reached out to Jeff Dekenbrink to obtain the plans for the Arapahoe Bridge. There will be traffic modifications which they will inform neighbors about as we go. Dusty did ask if it was possible to get a water tap at Elizabeth and Arapahoe. Jeff is willing to do this and will discuss in the future. Jeff did receive bids and they are hoping that construction will be awarded in 2021 and that construction will start before the end of the year. The fence will not be stained this year.</li> <li data-bbox="1050 1047 1900 1144">• Treasurer: Dusty reporting for Ben. No changes and he will provide an updated budget when he returns from out of town.)</li> <li data-bbox="1050 1226 1900 1396">• Covenants and Arch: Had two applications for solar panels. These have been signed off by neighbors. Solar panels are approved. Covenant issues: a neighbor leaves trash cans out. Steve referred to the city who apparently issued a citation. Dusty spoke with homeowner (Mr. Hughes) whose</li></ul>

	<ul style="list-style-type: none"> <li>• Perimeter-Dustin Szenderski</li>   <li>• Long Range-Justin Dodson</li> </ul>	<p>garage and fence was not approved through the architectural committee. Dusty advised that they need to speak to the attorneys since he did not apply nor was it approved. Attorneys advised that our covenants are not substantial enough to enforce the demolition of the built garage. Dusty provided a letter to Mr. Hughes indicating that we would not be taking any legal action. Information regarding homeowner's requirement to apply and get approval for buildings will be featured in the newsletter and they may even include a reminder (with a link to the website) in every edition. Steve will send reminder letters re: campers currently parked illegally.</p> <ul style="list-style-type: none"> <li>• Perimeter: Invoices have been sent from Rocky Mountain Tree Care. It's not terribly organized and does not reflect the initial spray for weeds. He did receive a copy of the original contract. Dustin will work with Ben to compare what is billed with what has already been paid. Dustin has reached out to contractors re: fence posts that need to be replaced. Estimated 15-20 posts need to be replaced. He has not had feedback from contractors yet. Dustin will remove a grocery cart which is at one of the entrances and will do one more sweep for trash before the snow flies.</li>   <li>• Long Range: A company will be stucco(ing) the sign at Nobels and Colo Blvd. Justin will replace the CK signs/letters after he paints them.</li> </ul>
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		<p>recommendations, they will bring them to CKIA board and present. We will then be able to vote, will have ideas of the costs. For now, they are focusing on the various proposals. Dusty asked Conrad to obtain three bids for whatever plan is selected. Dusty asks: what do we think is prudent to spend on this land? Feedback: we could do this in stages to make things more realistic and prudent. We should consider what it will cost to maintain. (Will likely need to add a water spicket.) People recommending that we work with Amy to obtain native plants; water spicket will absolutely be required. The consensus seems to be that we need to see the plans, the content of the plans (grading, hard scaping) and to decide how much to spend/how much to keep in reserve for other maintenance. It would be good for us to visit with our neighbors to see what people like/want to see.</p>
Old Business	Dustin	<p>Nomination Committee: Dusty has identified three homeowners who are interested: Lindsey Blankenship (recruited by Ali); Steve Cahill; and one other who is considering the Architectural Committee. Dusty will prepare a slate; and nominates Lindsey Blankenship and Steve Cahill today. Dusty notes that *Seth Dietrich may be willing to run the Architectural Committee (but he is not yet nominated.)</p> <p>Next meeting (November) will be the vote. Meeting will be held at Sandberg; there will be ballots. In the past Mary Beth checked people in for the meeting and then they counted the ballots in the past. We need others to count. We will vote initially</p> <p>There is an ask that each board member identifies 5 households to attend and vote. Bylaws require about 30</p>

		<p>households (or more) to have a quorum. Notify invited neighbors that we will vote at the beginning of the meeting so they can leave after the vote. There may be a homeowner (Susan) who has done this in the past. Note that votes must be made by dues paying homeowners. There will be a phone call before the meeting to coordinate.</p>
<p>New Business</p>		<p>Follow up to Luke's presentation of the pool. There has been concerns in the past about the board being too "close" financially and with governance. Dusty is aware of the history and notes that in order to do anything different there would be a requirement to change our bylaws and likely to make our homeowners association mandatory. Stiff hill to climb.</p> <p>Raising Dues: the maximum we can raise the dues without a vote is 180.00. 15k must stay in the account; annual expenses tend to be about 45k for perimeter, with no special projects. Dues last raised in 2002 (confirm this.) Dues notices would go out in February. It's suggested that there be numerous articles in all newsletters that come out before February. Vote called to raise dues; requests that it be published in the newsletter. Vote taken and passed.</p> <p>Dusty will begin a blub and will start an email chain; others can contribute, and Sarah will clean it up and put it in the newsletter.</p> <p>New CKIA Website: Town Square update: Steve Cahill and Dusty are meeting with Town Square and setting up a training. Go live date of November 17. Information will be in the November newsletter requesting that people provide their information (household members.)</p>

Open Discussion/Community Comment		
Adjournment		8:28p

**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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