

CKIA Board Meeting

Date 11/09/21

Time: 7:00- 8:30pm

Facilitator: Dusty Laird

In Attendance: Bill Nazzaro; Tim Nemechek; Ali Macheca; Dusty Laird; Sandy Wischmeyer; Ann Carter-Smith; Lauren Thompson; Greg Hanson; Ryan Crawford; Rod Macdonald; Steve Cahill; Steve Linger; Ben Kennedy; Justin Dodson; Breffine Lynd (spelling?); Dustin Szenderski; Brendon Carroll; Sarah Keene; Michael Braband; Susan Desparros (spelling?); Jeni Finnigan; Rolf Asphaug; Eric Nemechek; Nancy Orcutt (spelling?); Deborah Ham; Lindsey Blankenship; Karen Braband; Colby Pearce; Ryan Mueller; Bill Stoick; Jim Barker; Chris Antonelli; Megan Tornello; Steve Arheart; Linda Martin; Rosie Binge.

| Topic                             |  | Discussion   |
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| Call to order/approval of minutes | Dustin   | Meeting called to order  |
| Guests                            |  |  |
| Reports                           | <ul style="list-style-type: none"><li>• President- Dustin</li></ul><br><br><br><br><br><br><br><br><br><br><br><ul style="list-style-type: none"><li>• Treasurer-Ben Kennedy</li></ul> | <ul style="list-style-type: none"><li>• President: Town Square will go live on 11/17. We will send out emails that will have instructions to create an account. We will roll out functionality over time.</li></ul> <p>The Arapahoe Bridge Project – construction company has been chosen and should start in Dec. 2021.</p> <p>Infrastructure: new utility boxes will be wrapped.</p> <p>Winterfest: (unable to hear full report from recording.)<br/>Santa, horse drawn carriage; elves; food trucks; band; luminary competition will be included. 250\$ booking fee for food trucks paid.</p> <ul style="list-style-type: none"><li>• Treasurer: Dues continue to trickle in, 536 households paid (77% of CK households).</li></ul> |

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|  | <ul style="list-style-type: none"> <li>• Perimeter-Dustin Szenderski</li> <br/> <li>• Long Range-Justin Dodson</li> </ul> | <p>Income 2021<br/> 75589.00. Breakdown:<br/> 64110.00 dues<br/> 2429.00 newsletter<br/> 135.00 (direct)<br/> 9035.00 perimeter</p> <p>Operating Expenses 2021<br/> 51499</p> <p>Bank balance: 134432.00; after bills 131408.00</p> <ul style="list-style-type: none"> <li>• Arapahoe project begins this fall- do we want to invest in working on that intersection this year. Conrad did give info to Dustin for improvements at Nobles and Arapahoe. Dustin has seen a drawing/design which will be helpful as we move forward with improving this corner. Dustin will do a trash pick up along Arapahoe soon. Asked if he needs volunteers to paint the fence – they do have volunteer list and will reach out if/when needed. Noted that HS juniors/seniors need volunteering hours. Diagrams are done and Ben will send out for others to see. Question raised about the highly increased Excel bill.</li> <br/> <li>• Long Range: Removed letters from the Colo and Nobles and fixed the stucco. He will attempt to replace the letters</li> </ul> |
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|  | <ul style="list-style-type: none"> <li>• CenCon-George</li> <br/> <li>• Long Range-Dusty</li> </ul> | <p>but will reach out if a contractor is needed. They are happy to accept volunteers and will be asking for this soon.</p> <ul style="list-style-type: none"> <li>• CenCon: Transportation Management Plan: TMP in process; stakeholder outreach and engagement and education. Physical planning and drafts will be provided this fall for review. Arapahoe bridge replacement discussed at CenCon- no additional info brought back from CenCon other than what we know. This will include any route detours that are planned for the bridge replacement. There will be one lane each way during the entire project.</li> <br/> <li>• Long Range: Conrad reached out and reports that concepts are relatively simple, notes that prices are high- water tap is 32k. Landscaping 225k. We can afford a max of 60k as discussed at the September meeting. Must be done in phases.</li> <br/> <li>• Street of Southglenn: planning and zoning is presenting the developers plan tomorrow evening and will send recommendations to City Council for approval. This is not to approve the development; rather to change the zoning. Please express your opinions to planning and zoning if possible. You can also give comments online. 1200 units is proposed. Vehicles will be increased; traffic will change this area. Change it from retail with housing; to housing with some retail. Should the board take a position, write a letter? It's agreed that the boards' role may be to communicate how the community feels about the changes. Rental units 1100; increasing the building heights of some</li> </ul> |
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|  | <ul style="list-style-type: none"> <li>Community Spirit and Events- Ali Machecca and</li> </ul> | <p>of the buildings. Redevelopment at Sears and Macy's space.</p> <p>There is another public hearing at the Civic Center building tomorrow evening at 6p. Proposal to the City Counsel on Dec 6 and 7<sup>th</sup>. Concerns include increased traffic, parking, increase in school children, water/sewer problems, possibly crime. When they are looking at zoning issues, they will consider the communities opinion. Traffic study will be done which will help inform a lot of our opinions, decisions. Comments must be to the City Council by Nov 29; they are attempting to finalize now; decisions will be made in December. 700 letters would be better than one letter from the board.</p> <ul style="list-style-type: none"> <li>Vote: send letter from the board stating that 1500 units to the community is objectionable? Objection: it is not the position of the board to make this kind of statement. It's suggested that the letter indicate that the board disagrees without comment about the community's objections.</li> <li>Vote: letter indicating that the board opposes the zoning change plans for Southglenn, particularly the quantity of units and benchmarking the current height as agreeable, an increase not agreeable; and increased traffic. Unanimous; vote passed. Dustin will draft the letter tonight. Cc: Centennial City Council.</li> </ul> <ul style="list-style-type: none"> <li>Community Interface: Winterfest: Sat Dec 18 4pm Santa, music, luminary watching. There will be opportunities for photos with Santa.</li> </ul> |
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|   | <p>Communications-<br/>Sarah Keene</p> <ul style="list-style-type: none"> <li>• Newsletter-<br/>Sarah Keene</li> </ul> | <ul style="list-style-type: none"> <li>• Gingerbread decorating contest: email photos and a winner will be decided and posted in the newsletter.</li> <li>• Newsletter: November is ready; December newsletter deadline is Nov 15. Has enough material for the newsletter; will include info on Winterfest.</li> </ul> |
| Election                                |  | Results – all candidates elected   |
| New Business                            |  | None   |
| Open<br>Discussion/Community<br>Comment |  | Statement: fees collected is greatly improved. Congratulations to Ben for improving this. He also reduced our insurance costs.   |
| Adjournment                             |  | 8:35pm   |

**Officers**

President – Dusty Laird  
 VP – Steve Linger  
 Secretary – Linda Martin  
 Treasurer – Ben Kennedy

**Roles & Responsibilities**

Perimeter Maintenance – Dustin Szenderski  
 Spirit of Community – Ali Machecca  
 Communications – Sarah Keene  
 Community Interface – Justin Dodson  
 Covenants/Architectural Control – Steve Linger  
 Member at Large – Brenden Carroll  
 Member at Large – Rod MacDonald

Board Mtg Email addresses:

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