

CKIA Board Meeting

Date 04/12/22

Time: 7:00- 8:30pm

Facilitator: Dusty Laird

In Attendance: Dusty Laird, Ben Kennedy, Steve Cahill, Linda Martin, Brendan Carroll, George Hamilton, Sandy Wischmeyer, Dustin Szenderski; Lindsay Blankenship; Sue Carlton Smith; Ben Kennedy; Lauren Thompson. Guests: Conrad Stellar; Peggy Hanson, John Murgel, Breffni Lynch; Rob Fitch; Linda Birch; Laura Moody; Brian Keene

Topic		Discussion
Call to order/approval of minutes	Dustin	7:05 called to order March minutes approved
Guests	Long Range Planning Committee: Conrad Stellar; Peggy Hanson	<p>Long Range Committee established 2003-2004; Conrad on the board in 07, 08 and 09. When established the committee did improvements at Cherry Field. They also worked on the Elizabeth Street entrance and the perimeter- including monuments. Note: CKIA has a 100 year lease to run and maintain Cherry Field.</p> <p>In 2004 CKIA Board adopted a long range plan which included plans for the Nobels/Arapahoe property. At that time the Long Range Committee began approaching the City of Centennial. Conrad and Peggy passed around copies of the first set of plans from 2004.</p> <p>We now have the Nobels/Arapahoe property deeded to Cherry Knolls.</p> <p>The original plan called for Kentucky bluegrass; water, maintaining the lot. The committee has modified plans to be more in line with current trends in landscaping: natural plants; low water plants. They have worked with numerous contractors, landscapers, designers attempting to be good stewards of neighborhood money. The committee wants this project to move forward and to see the plans completed. And to begin to get the community excited about what might be next for Cherry Knolls.</p>

		<p>The Long Range Committee tonight is asking: For the board is to pay for eight renderings. We could begin with 3-4 renderings and hope that these could be available at the May CKIA board meeting for neighbors to see.</p> <p>The next step will be to have five plans drawn up as required by the City of Centennial and Denver Water. Grading; drainage; materials; irrigation and planting plans. The cost of these five plans will be approximately 4500-5500.</p> <p>The third step is for the irrigation engineer assessment which will determine tap size; number of zones; costs. The third step will cost approximately 1500-2000.</p> <p>These three steps will provide a detailed plan for contractors to install.</p> <p>Q&A Q: There has been concern about the cost of the water component. Can you address this? A: Watering the entire lot is required. The committee has been mindful to choose designs that save water and plants that save water. The tap fee and installation will be approximately 38,000. to 45,000. We can estimate operational costs once a design is chosen. It's believed the cost to water yearly will be less than the cost of watering Cherry Field yearly.</p> <p>Q: Can renderings be modified? A: Yes</p> <p>Q: What is our best estimate of the entire cost and what is the plan to pay?</p>
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<p>Reports</p>	<ul style="list-style-type: none"> • President- Dustin • Treasurer- Ben Kennedy • Compliance- Architectural Control-Lauren Thompson • Perimeter-Dustin Szenderski 	<ul style="list-style-type: none"> • CKIA banner was purchased for events (approx. 170.00) • Dues collection is on pace with last year; revenue is up due to increased dues and improved dues payment. Some income is yet to be reported for advertising revenue. The second dues letter will go out in two weeks. Asked and received volunteers as a “financial support committee” to verify that messaging is going out on TowneSQ; Facebook, newsletter. Folks volunteered to assist in sending a final outreach via text message. Approx 250 texts were sent last year. • No requests or grievances. Lauren requests an email for the Architectural/Compliance position in order that the requests go directly to her without delay. • Rocky Mountain Tree have done perimeter maintenance and weed control. They are the contractor who maintains Cherry Field. Dustin will post on Towne SQ to address the

	<ul style="list-style-type: none"> • Social and Events- Lindsay Blankenship • Town Square (Website) Steve Cahill • Community Interface – Justin Dodson • Communication and Newsletter- Sarah Keene 	<p>need for painting perimeter fence. The lights have been replaced and electrical receptacles in place on the Elizabeth St. entrance- any feedback?</p> <ul style="list-style-type: none"> • Easter Egg hunt this Saturday at Cherry Field 10am. Dumpster day is May 15; two dumpsters plus a crusher. Volunteers are needed for dumpster day. Neighborhood Garage Sale: May 7 & 8. Summer Ice Cream Social- meet the board opportunity is being planned. Family field day is August 13- need referees. Home Tour is planned for Sept 17; 7 homes on the tour already. • The old website; the directory; newsletters and the neighborhood handbook are all loaded onto the new site. Steve gave a preview of the site- very well done. There is a calendar function should we want to populate that. • No report • Newsletter May 18; and the first week of every other month.
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	<ul style="list-style-type: none"> CENCON-George Hamilton 	<ul style="list-style-type: none"> CenCon discussing the lack of affordable housing in our area; 18th Judicial doing seminars on Senior law; Safety summit on May 21; South Suburban libraries have great programs to offer. There is an Easter egg hunt and opportunity to meet the South Suburban board this Saturday; they need to fill three seats on the board. All info on the City of Centennial website.
Old Business		Dustin shared Elizabeth St Entrance photos.
New Business		
Open Discussion/Community Comment		<p>From Peggy: Rendering/Plans specifics:</p> <ol style="list-style-type: none"> 1. Concept 1 (what we have now) 2. 3 Elevation drawings 3. Grading plan 4. Hardscape plan 5. Plant materials 6. Installation plan 7. Irrigation plan <p>Discussion: 1959 Covenants do cover all properties in the neighborhood. Dues not mandatory. The board does have standing to bring neighbors to court to address covenant violations. Neighbors express a desire to have covenants more strictly enforced. Lauren advises that while litigation is also available to private owners within the neighborhood, "litigation is the least efficient means to resolve problems."</p> <p>A neighbor shared that when improving his home – 7 leaks to his gas line were detected. Neighbors should be aware with the age of our homes.</p>
Adjournment		8:34

Officers

President – Dusty Laird
VP – Brendan Carroll
Secretary – Linda Martin
Treasurer – Ben Kennedy

Roles & Responsibilities

Perimeter Maintenance – Dustin Szenderski
Spirit of Community and Events – Ali Macheca
Communications – Sarah Keene
Community Interface – Justin Dodson
Covenants/Architectural Control – Lauren Thompson
Member at Large – Rod MacDonald

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