

CKIA Board Meeting

Date 11/15/22

Time: 7:00- 8:30pm

Facilitator: Dusty Laird

In Attendance: Dusty Laird, Linda Martin, Lauren Thompson, Justin Dobson, Sandy Wishmeyer, Sue Carlton Smith, Lindsey Blankenship, Ben Kennedy, Lauren Thompson, Peggy Hanson; Nancy Orcutt, Deb Ham, Chris Antonelli, Ryan Mueller, Mary Hudson, Rob Fitch, Kathleen Matthews, Sean O'Shea, Kelley Reppe, George and Rita Bottjer, John Odenheimer

Neighbors and Guests:

Topic		Discussion
Welcome neighbors, community comment and Call to order	Dusty	Voting in six board members; only six candidates. Must have a quorum of 30 dues paying neighbors to be legitimate
2022 CKIA Board Election	Candidate introductions:	Justin Dodson- Community Interface Elizabeth (Liz) Glenn- treasurer Sarah Keene- Communications Ben Kennedy-Secretary Ryan Mueller-Website/Portal *1year term Dustin Szenderski- Perimeter Introductions and invitation to vote
	Election of Board Members	All candidates were elected. Confirmed candidate names; and appointed these members to the board.
Reports and Updates	President Update- Dusty	Snowplows: the board voted to have snowplow services last year; we have a new quote from Kona to make CKIA a priority account. They will plow if there is 3" of snow or more. To be a priority client, the rate is 9000.00 per year for a 3 year contract. In the past the cost was 1000/per run. 2021-2022 services cost 5119.00. Cancellation terms: not defined. Neighbors have concerns about the way the plowing has been done in the past. We can give feedback about concerns to the company. City of Centennial plows Nobels, Columbine, Elizabeth, and Easter-the snow routes for the city. Board members have requested terms for cancellation before voting. Parcel @ Nobels: Conrad Stellar. We will have a final plan back next

		week; will need a vote as soon as possible. Ransom will be available ½ hour before the December board meeting to discuss with neighbors. Newsletter will reflect the early time.
	Treasurer Update- Ben	Ben reviewed income, expenses, and bank balances. Copies of the budget available for neighbors. 72% of
	Perimeter Update- Dustin	We are waiting for the bridge project to be completed; next project is putting up Christmas lights. We would like to have a contractor put up lights on the large trees this year (none for Elizabeth St. this year.) Motion to increase the perimeter budget by 2000.00; approved.
	Spirit of the Community- Lindsey	Winterfest is December 18, Sunday. 1 st day of Hannukah; Santa and sleigh; photobooth with Santa and for families. The Brake Signals band will be playing. Games, food truck with sweet treats. At Cherry Field. Luminary contest will be held on December 18; judging around 5:30p. CK Swim team is selling luminaries.
	Communications- Sarah	Recap of Towne Square about the neighborhood meeting will be posted. Newsletter will go a bit early; submissions needed before the end of the week.
	Architectural Control/Covenants Compliance- Lauren	No applications since last meeting. Home rental on Madison Way has been a problem. They are renting their home room by room on websites. Homeowners have not been responsive to Lauren's outreach. City of Centennial has no position; can license the homeowner and they are recently required to be licensed. The license could be revoked if there are difficulties. Lauren will look at the zoning requirements when the covenants were written to verify that we are tracking with original covenants. A neighbor emailed to ask for the definition of a short term rental: roommates, adult children; cohabitation; house sharing; house renting? A change in covenants would require a majority of dues-paying homeowners (per filing) to approve it. Ryan Thompson at the City of Centennial (or the person in charge of short term rentals) could be contacted to see if homes being rented

		are licensed.
Other Reports	Long Range Planning-Justin	In May the board approved costs for architectural plans for the Nobels parcel. The long term planning committee has been working on this project for approximately 5 years. In December the architect will be available at 6:30 before the board meeting to answer any questions. Plans were updated to reflect feedback from neighbors about native only plants.
	CenCon- George	South suburban events will be posted on Towne Square
Old Business/New Business		<p>Old Business: Mandatory dues were discussed at most recent CKIA neighborhood meeting/town hall. Many questions were unanswerable unless/until more research is done. We likely need a committee of three (one for, one against and a neutral person.) Mary (last name) has offered to assist as she has a background/expertise in these areas; need someone to spearhead the project.</p> <p>Suggested that we offer another neighborhood meeting; give feedback from last meeting; announce that by the end of the meeting we would like to have a committee. It's recommended that we don't take questions again. We can review the questions that were asked; and answer those which can be answered.</p> <p>2008 attempt did have a committee and much research was done; documents were drawn up (a draft exists.) Last time attempted to consolidate all the filings into one; and to become an HOA rather than an improvement association. KIOWA laws have changed somewhat since. 22.11-37</p> <p>We will attempt to identify an estimate of the costs if we were to become a mandatory HOA and hire a management company.</p> <p>Neighbors would like to have some mechanism to help older or financially challenged families afford costs should HOA/management</p>

		companies become involved. New Business: follow up for short-term rentals.
Town Hall Information Gathering Meeting Recap	Community comment invited	
Motion to Approve October meeting minutes	With edits	Minutes approved
Adjournment		8:29 adjourned

Officers

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

New Officers

Secretary- Ben Kennedy
 Treasurer- Liz Glenn

Roles & Responsibilities

Perimeter Maintenance – Dustin Szenderski
 Spirit of Community and Events – Lindsey Blankenship
 Communications – Sarah Keene
 Community Interface – Justin Dodson
 Covenants/Architectural Control – Lauren Thompson

Board Mtg Email addresses:

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