

CKIA Board Meeting

Date 10/11/22

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, Mark Frohardt, Sue Carlton Smith, Peggy Hanson, Elizabeth Glenn, Ryan Mueller

Guests:

Topic		Discussion
Welcome neighbors, community comment and Call to order	Dusty	7:04 Meeting called to order.
		Dusty's to do list: pick up election book; sign for Town Hall meetings. Send Ben the estimate for Elizabeth St. and remind Ben to reflect the expenses in next month's budget. Send photo of the monument which was approved with the Ransom plans to Liz Glenn.
Reports and Updates	Dusty: Presidents Report	Steve Cahill resigned as he has now become president of the pool board; we will need to replace this position. Board votes to move November's General membership election meeting to 11/15 (Tuesday) because the second Tuesday is election day. Motion made and approved. Open terms: treasurer, secretary, perimeter, communications, new neighbor, and website. Additional volunteer needs: administration, communication, long range planning, covenant control, a tax person. Reviewed the positions that will be open as of 2023. Everyone please bring two neighbors, we need 30 dues paying members to have a quorum to vote in new members.
	Ben Kennedy:	Dues paying among neighbors is the highest revenue (ever.) 72%

	Treasurers Report	of neighbors have paid. Additional expenses for 2022: renderings for parcel, Christmas events. Reviewed expenses from 2021 in response to question from neighbors; expenditures are up from last year by about 4k. We are asked to keep the additional 26k for water tap in mind as it is not reflected in the budget. There also may be expenses for the sign. Dusty proposes that these things are reflected in the budget for next month. Dusty has a work order for the water tap that he can provide to Ben. Money was approved in July; work may not be done until 2023.
	Steve Cahill: Town Square	No report
	Lauren Thompson: Compliance and Architectural Control	AirBNB issue is ongoing. A notice was posted on Town Square. Lauren was told that it is not a violation of city codes for a homeowner to rent out their home in sections/by room however she is going to do a separate review of city codes. Our covenants dictate that every home in Cherry Knolls must be maintained as a single family home. It does not specifically state that homes cannot be rented room by room. Depending upon the outcome of her research, the neighbor will be contacted. If they do not comply, we have legal courses of action; this would be expensive.
	Dustin Szenderski: Perimeter	There is a bid to stain the fence at Colorado and Nobels (the new section) for 600\$ labor. Board members agree to stain the fence themselves rather than pay to have it done. The work will likely wait for the spring to do this due to cold temperatures.
	Sarah Keene: Newsletter	Newsletter went to the printer; to post by Friday. Sarah will post a reminder about the Town Hall in both the newsletter and on the Facebook page, the co-op email list and Town Square.
	George Hamilton: Cencon	No report: no meeting held last month
	Justin Dobson: Community Interface	Ransom plans submitted had some corrections. It was requested that plans be updated to reflect this change; native plants need less water. Plans should be finalized by December. There is discussion about the monument on that plot: suggesting that we

		remove the old monument and make the two monuments (Elizabeth and Nobels) match and move the Nobels one closer to Arapahoe road. This will allow both east and west bound cars to see the sign.
Old Business/New Business		Please bring neighbors to the November board meeting.
Town Hall Information Gathering Meeting		Sarah is going to chair this Thursday's town hall meeting. Sarah will address questions that have come up on social media and will ask for questions from the audience. Not a Q&A; it is a information gathering opportunity so the board knows what neighbors are thinking. We need a white board to write out questions that come up in the meeting, a drop box for questions. People who don't want to voice opinions can leave a question to be addressed in upcoming planned town hall meetings. Discussed the agenda for the meeting. We are seeking the opinion of the community.
Motion to Approve September meeting minutes		Motion to approve; approved
Adjournment		8:27p

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

Board Mtg Email addresses:

Ali Macheca alimacheca@gmail.com
Ben Kennedy bkennedy@blockchainllplegal.com
Botanical Amy amyfolkestad@gmail.com
Brendan Carroll Brendancarroll0504@gmail.com
Brett East east.brett@icloud.com
Christine Sweetland christine.sweetland@gmail.com
Cindy & Jim Misener csmisener@gmail.com
Courtney O'Shea courtos@gmail.com
Deb Nazzaro denver.daisy.deb@gmail.com
Degimber@gmail.com degimber@gmail.com
Dusty Laird, President dustylaird@gmail.com>
Dustin Szenderski dustin.szenderski@gmail.com
GEORGE HAMILTON georgehamilton01@comcast.net
Greg Ledesma gregledesma@comcast.net
Justin Dobson whitepointer1@hotmail.com
[Lauren Thompson](mailto:LaurenThompson@lauren.mosse@gmail.com) lauren.mosse@gmail.com
Linda Martin lindanmartin1963@gmail.com
Peggy Hanson eggghanson@comcast.net
Rod Macdonald rpmacdonald3552@hotmail.com
Sandy Wischmeyer swisch@aol.com
Sarah Keene Skeene@dealerinspire.com
Steve Linger stevelinger@msn.com
Steven Newell variousoldcars@gmail.com
Sue Carlton Smith sacarltonsmith@msn.com