

The Cherry Knolls Improvement Association
 Minutes of a meeting of the board of directors
 January 10, 2022

A meeting of the board of directors of The Cherry Knolls Improvement Association, a non-profit corporation, was held on January 10, 2022 at 7:00 PM MST at Carl Sandberg Elementary School in Centennial, CO.

Board Members Present:

Dusty Laird	Brendan Carroll	Lauren Thompson
Ben Kennedy (late)	Justin Dobson	Sarah Keene
Elizabeth Glenn	Sarah Keene	Dustin Szenderski

Board Members Not Present:

Lindsey Blankenship

I. Matters Addressed Pursuant to Agenda:

Topic	Presenter	Discussion
President Update	Dusty Laird	7:01 start time. Dues letter is at printer. Special edition newsletter will talk about parcel of land. Lindsey Blankenship is absent but is seeking ideas for winterfest. Conrad Awaiting on one bid from parcel.
2022 Budget	Liz Glenn	Exceeded expectations for dues by about \$40,000.00. Exceeded budget with printing. Came in under budget on water.
2023 Budget	Liz Glenn	Cash on hand presently is \$194,000. Budgeting \$250,000 for Nobles and Arapahoe. We are \$49,000 short. Budget not voted on. Printing needs to be added which was left out.
Communications	Sarah Keene	Looking for volunteers for content in newsletter and new neighbor greeter.

Website/Portal	Ryan Mueller	Website is back up and functioning. Townsquare is \$768 per year. Opined that it is a waste of money when we can use private Facebook group. If we cancel now we can be off Townsquare in February.
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CenCon	George Hamilton	Report given on the ongoing issues in the greater community beyond Cherry Knolls.
Community Comment		<p>Crime: Break ins are occurring in the area at large. Recommendation we should put in the newsletter that crime is up and that garage doors should be shut.</p> <p>Mandatory HOA dues: member expressed he is against mandatory HOA dues because of (1) decades of precedent, and (2) consideration to family budgets.</p> <p>Reserve Study: Mary Hudson offered to do a work study on reserve studies – she would like Board to have an understanding of what it looks like before we elicit bids.</p> <p>Signage: Member requested that “Covenant Community” be taken off the signs. Rebuttal: when it was not included years ago, there were realtors that undermined the covenants when selling homes.</p> <p>Snow Plow: Whether the plow service can lift the plow when they go past each driveway.</p>
New Business	Dusty Laird	None to report

<p>Old Business</p> <ul style="list-style-type: none"> • Newsletter costs 	Dusty Laird	Question presented: should we reduce the circulation to save money? Community members in attendance indicated it would be bad to cut circulation.
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II. **Motions:**

- a. December 2022 minutes: 9 vote to approve, 0 vote to not approve. Motion passed.
- b. Budget vote: 8 vote to approve, 1 abstained from voting. Motion passed.

Adjournment	8:05 p.m. MST	
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Officers

President – Dusty Laird

VP – Brendan Carroll

Secretary – Ben Kennedy

Treasurer – Elizabeth Glenn

Board Meeting Email Addresses:

Brendan Carroll Brendancarroll0504@gmail.com

Dusty Laird, President dustylaird@gmail.com

Dustin Szenderski dustin.szenderski@gmail.com

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Minutes submitted by Secretary, Ben Kennedy