

The Cherry Knolls Improvement Association
 Minutes of a meeting of the board of directors
 November 14, 2023 Mintues

A meeting of the board of directors of The Cherry Knolls Improvement Association, a non-profit corporation, was held November 14, 2023 at 7:00 PM MST at Carl Sandberg Elementary School in Centennial, CO.

Board Members Present:

Dusty Laird	Elizabeth Glenn	Justin Dobson
Ryan Mueller	Ben Kennedy	Sarah Keene
Kathleen Matthews	Lauren Thompson	Brendan Carroll
Lindsey Blankenship		

Board Members Not Present:

N/A

Community Members in Attendance:¹

Jenny Lang	Mary Hudson	George Hamilton
Karen Cook	Ron Cook	Steve Linger
Tim Nemecheck	Sarah Moore	Tom McAndrews
Steven Newell	Alan Kislowtz	Stephanie Logan
PJ Smith	Tal Smith	Austin Powell
Christopher Antonellis	Deborah Ham	Marc Mandell

Topic	Presenter	Discussion
Call to order	Dusty Laird	Call to order: 7:00
Introduction of new nominees	Jennifer Lang Steve Linger Marc Mandell	Each member introduced themselves and the positions they were seeking. Ms. Lang President, Mr. Linger Architectual Control, and Mr. Mandell Vice President.

¹ Based on the number of ballots that were returned in the annual election meeting, there were two community members in attendance who did not sign the attendance form and are therefore not listed in Community Members in Attendance.

Verification of Quorum	Justin Dodson Brendan Carroll	Quorum confirmed and acknowledged.
Election (Ballot count)	Lauren Thompson	Ballots included the following member names: Lindsey Blankenship, Ryan Mueller, Lauren Thompson, Steve Linger, Marc Mandell, Jennifer Lang. 30 ballots were received all of them including a check next to each of the 6 names. All six members were voted onto the 2024 board.
Vote of October Minutes		Vote to approve October 2023 minutes approved unanimously.
Communications Report	Sarah Keene	Two Newsletters remain before the year's end: the first will go out by the end of November and the second will distribute in December.
Social and Events	Lindsey Blankenship	<ul style="list-style-type: none"> • Winterfest is 12/17 and will include a new band, Santa on his sleigh, and events at Cherry Field at 1pm. • Taste of Cherry Knolls: In the pipeline for the spring.
CenCON	George Hamilton	Christine Sweetland re-elected Centennial City Council. Bridge at Elizabeth and Arapahoe to be completed by the beginning of next year.
President's Report	Dusty Laird	Directory is being finalized "within the next month or so." 30 Year Reserve Study: - Met with Vendor 2 weeks prior to this meeting and nothing more to update.
Treasurer's Report	Elizabeth Glenn	Treasurer provided updated report and was distributed and will be made public on cherryknolls.org .

		<p>Exceeded amount of dues budgeted for this year by \$138.</p> <p>Under budgeted amount on ad revenue.</p> <p>Treasurer corrected the total balance from the entry on this month's report. Present balance is \$215k and not \$173k as is shown on the Report.</p>
Long Range Planning Committee's Report	Justin Dodson	<p>Nobles and Arapahoe: 3 phase plan:</p> <p>Phase 1: Install water tap</p> <p>To do for phase one: submit plan to Denver Water</p> <p>Delayed on plan. Plan has been written. Plan was submitted and we are awaiting approval by Denver Water to receive tap.</p>
Perimeter	Kathleen Matthews	<p>Plan to repair damage from recent electrical fire:</p> <p>Damage is to the fence. Fire department report made clear that excel energy was at fault. Claim submitted to Excel Energy. Next month we will deliberate over whether to make a claim on our insurance to repair the fence.</p>

ACC	Lauren Thompson	Nothing to report
Old Business		
New Business		
Closing Remarks	Dusty Laird	
Adjournment	Dusty Laird	8:10PM MST

Minutes submitted via email by Secretary, Ben Kennedy on December 8, 2023.