

The Cherry Knolls Improvement Association
 Minutes of a meeting of the board of directors
 December 12, 2023 Mintues

A meeting of the board of directors of The Cherry Knolls Improvement Association, a non-profit corporation, was held December 12, 2023 at 7:00 PM MST at Carl Sandberg Elementary School in Centennial, CO.

Board Members Present:

Jennifer Lang	Elizabeth Glenn	Justin Dobson
Ryan Mueller	Ben Kennedy	Steve Linger
Kathleen Matthews	Lauren Thompson	Marc Mandell
Lindsey Blankenship		

Board Members Not Present:

N/A

Topic	Presenter	Discussion
Call to order	Jennifer Lang	Call to order: 7:00
President Intro/Update	Jennifer Lang	Newly elected president, Jenny Lang, introduced herself to the community and announced it was her first meeting.
Approve November Minutes	Vote	November Minutes approved with all members voting yes to approve.
Treasurer's Report	Elizabeth Glenn	Treasurer's report distributed and saved on community website. Issues with the report addressed are as follows: <ul style="list-style-type: none"> Kona payments appear overbudget because they bill for the winter, not for the year. They're not over budget.

		<ul style="list-style-type: none"> • 30 year study paid for and will be completed by Association Reserves
ACC	Steve Linger & Lauren Thompson	<p>6960 Harrison Street was addressed as being in violation.</p> <p>Trash must be in garages or behind fences out of sight from the street view. City of Centennial will send notices to violators.</p> <p>Additions to homes require the homeowner go through the proper application procedure and approval is required to complete additions.</p>
Perimeter	Kathleen Matthews	<ul style="list-style-type: none"> • Claim with Xcel for the fire near Colorado and Nobles is in processing with Xcel. Expected time to process claim is 120 days • Board decided not to file a claim with our insurance because of the deductible and a likely increase in premiums.
Social	Lindsey Blankenship	<ul style="list-style-type: none"> • Winterfest is 12/17 • Volunteers are needed
Website/Database	Ryan Mueller	<ul style="list-style-type: none"> • Website is up and running
Communication	Marc Mandell	<ul style="list-style-type: none"> • Marc Mandell's first meeting as communications chair. • Newsletter coming in February.
Long Range Planning Committee	Justin Dodson & Kathleen Matthews	<ul style="list-style-type: none"> • Check was cut to Denver Water for Water Tap. • Irrigation proposal submitted to Denver Water. Approval timeline is TBD.
CenCON	George Hamilton	<ul style="list-style-type: none"> • Arapahoe and Elizabeth bridge update: four lanes open on the bridge. Elizabeth exit is open. • Lithium batteries cause fires. Notice to the community. • Libraries have programs for kids

		<ul style="list-style-type: none"> Discounted season passes available for south suburban.
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Old Business	Directory	Secretary Ben Kennedy volunteered to try and get the directory completed before the years end.
New Business	n/a	n/a
Closing Remarks	Jennifer Lang	n/a
Adjournment	Jennifer Lang	8:10PM MST

Minutes submitted via email by Secretary, Ben Kennedy on January 11, 2024