

The Cherry Knolls Improvement Association
Minutes of a meeting of the board of directors
January 16, 2024 Mintues

A meeting of the board of directors of The Cherry Knolls Improvement Association, a non-profit corporation, was held January 16, 2024 at 7:00 PM MST via Zoom.¹

Board Members Present:

Jenny Lang	Liz Glenn	Justin Dodson
Ryan Mueller	Steve Linger	
Kathleen Matthews		Marc Mandell
Lindsey Blankenship		

Board Members Not Present:

Ben Kennedy	Lauren Thompson
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Topic	Presenter	Discussion
Call to order	Jenny Lang	Call to order: 7:00
President Intro/Update	Jenny Lang	Meeting was presented via zoom because of "extreme weather."
Approve December Minutes	Vote	<i>December minutes approved with unanimous vote</i>

¹ The meeting space that was previously reserved became unavailable due to weather conditions.

Treasurer's Report	Liz Glenn	
Discussion of Reserve Study		<p>Proposed to discuss reserve study over several meetings due to time.</p> <p>Opinion: This is valuable to use as a general outline and refer to it from time to time but should not be viewed as a mandatory guideline. Jenny proposed we do an annual analysis of the budget with the reserve study.</p>
Discussion of 2024 Proposed Budget		<p>Proposed budget presented to the board for discussion.</p> <p>Estimated income this year was "aggressive estimate."</p> <p>Insurance and printing were "way over" budget in 2023.</p> <p>No major changes from 2023.</p> <p><i>Vote: 2024 budget approved by unanimous vote.</i></p>
Dues Letters/Timing	Board Discussion	<p>Suggestion: Write the letter with the intent on increasing participation this year.</p> <ul style="list-style-type: none"> • Make it easier to pay • Make it an option to pay monthly automated • "Block buddies"
Communication	Marc Mandell	<p>February newsletter is on pace to go out on time. Content recommendations were made during meeting.</p>
Long Range Planning Committee	Justin Dodson & Kathleen Matthews	<ul style="list-style-type: none"> • Update on Nobles and Arapahoe: • Recommendation made to handle next actions as they come rather than to save the target amount and then begin project.
Perimeter	Kathleen Matthews	<p>Fence repaired from transformer fire on Colo Blvd.</p> <p>Holiday decorations will be removed and stored by month's end.</p>

Website/Database	Ryan Mueller	Requested December Treasurer's report.
ACC	Lauren Thompason and Steve Linger	Campers and RV's cannot be stored in driveways or on the street.
Social	Lindsey Blankenship	<p>Winterfest signs need to be removed.</p> <p>Pool Board expressed interest in collaborating more with CKIA.</p> <ul style="list-style-type: none"> - Bulletin board proposed for cherry field to be split with the pool in both expense and use. <p>Taste of Cherry Knolls will replace the Luau. Proposed dates are the Saturday of Memorial Day weekend or the following Sunday.</p>
Adjournment	Jennifer Lang	8:10PM MST

Minutes submitted via email by Secretary, Ben Kennedy on February 12, 2024