

Cherry Knolls Improvement Association (CKIA)

December 2024 Meeting Minutes

A meeting of the board of directors of the CKIA, a non-profit corporation, was held on December 10, 2024, at 7:00 PM MST at Sandburg Elementary School in Centennial, Colorado.

Board Members Present: Jenny Lang, Chris Levkulich, Kathleen Matthews, Steve Airheart, Ryan Mueller, Briton Groppa

Board Members Not Present: Erica Ferlin, Lauren Thompson, Marc Mandell, Steve Linger

Presenter	Topic	Discussion
President Jenny Lang	November Minutes	November meeting minutes unanimously passed
	New Board Positions	Board discussed positions for the new members and unanimously passed the assignments as follows: <ul style="list-style-type: none"> Steve – perimeter; Chris – treasurer; Briton – secretary; Erica - social
	Bank Account Updates	<ul style="list-style-type: none"> Elizabeth Glenn, Mitchell (Dusty) Laird, and Benjamin Kennedy are no longer CKIA board members and will be removed from the CKIA bank account. Current board members Christopher Levkulich (treasurer) and Jennifer Knight Lang (president) are to be added to the CKIA bank account.
VP/Comms Kathleen Matthews	Directories	<ul style="list-style-type: none"> 2024-2025 directories were printed and to be delivered week of 12/9. Updated the printer with new board contacts and PO Box address. Extra directories were printed and shared with new neighbor greeter and will be handed out to new neighbors who move in Simple edits like typos were made to the bylaws and this was reflected in the printed directory. and will need to be updated on the website
	Newsletter	<ul style="list-style-type: none"> Reviewed the bylaws and there isn't a minimum cadence for sending the newsletter, so the board aligned to sending it quarterly, at a minimum, to reflect updates each season. Will send more frequently if there is additional information to share December Newsletter delivered week of 12/16
Social Jenny Lang	Winterfest	<ul style="list-style-type: none"> Winterfest on Sun 12/22, 11:30am – 1:30pm at Cherry Knolls Field

Perimeter Steve Airheart	Entrances	<ul style="list-style-type: none"> Elizabeth entrance: contacted Centennial about electrical issue and they had Excel Energy evaluate and confirm electricity is on, but lights are still not working. Centennial is contacting the company who did the bridge work to further evaluate the issue as they did the work (under 2 year warranty). Decorated Elizabeth and Colorado entrances for the holidays, but not Noble entrance due to construction. Discussed purchasing new decorations for 2025 as the current decorations are 20+ years old and severely deteriorated. Greenbelt area off Arapahoe behind split rail fence had a lot of tree damage after the last storm. Confirming who is responsible for cleanup via covenants (homeowners or CKIA) to understand impact to 2025 budget.
	Snowplow	<ul style="list-style-type: none"> This responsibility was previously held by Ben Kennedy (secretary), but the board agreed this should fall under community maintenance / perimeter moving forward. This year would be our 3rd year of a 3 year agreement with Kona; however, they did not fulfill their contractual obligations to plow during our first season snow in November despite several texts and phone calls from multiple board members. Kathleen to call and Jennty to text Kona to formally end the contract as there is still 1 year remaining (verbal and written documentation). Kathleen getting a quote from Eden Tree Company for plowing as they did a good job with leaf pickup
	2025 Budget	<ul style="list-style-type: none"> Estimated 2025 budget for Perimeter is \$38,196. This reflects the 2024 budget, plus includes ongoing perimeter fence repair costs. Will need to add \$500 for Cherry Field trash pickup.
Perimeter Kathleen Matthews	Leaf Drop	<ul style="list-style-type: none"> First time we held a leaf drop off and the response was much greater than we anticipated – 22 additional trips. It was difficult to confirm that all drop offs were from dues paying members as many people dropped off prior to the event start.

		<ul style="list-style-type: none"> • The cost came in higher than anticipated as it was our first year and we weren't sure how many trips it would take; however, Kathleen negotiated the price down (\$3300) and our snowplow budget is coming under (\$5K vs. \$9K) so this offsets the leaf cost. • Need to re-evaluate if we do this again next year and how we can do it more affordably, as well as adjust the 2025 budget accordingly
Website/Databas e Ryan Mueller	Website updates	<ul style="list-style-type: none"> • Updated the website with Conrad's list of new neighbors and October minutes • Will upload November minutes and update typo-edited bylaws, along with new board members
Treasurer Chris Levkulich	Budget & Dues	<ul style="list-style-type: none"> • Board will share proposed 2025 budget via email and vote at the January meeting. Dues letters will be sent in February • Discussed opening a savings account to start building up a reserve now that the Nobles project is almost complete
CenCON Jenny Lang	Centennial news & events	<ul style="list-style-type: none"> • George was not present and sent December updates via email