

**Cherry Knolls Improvement Association (CKIA)  
Mar 2026 Meeting Minutes**

A meeting of the board of directors of the CKIA, a non-profit corporation, was held on Mar 10, 2026, at 7:00 PM MST at Sandburg Elementary School in Centennial, Colorado. Meeting adjourned at 8:18 PM MST.

**Board Members Present:** Jenny Lang, Briton Groppa, Kathleen Matthews, Chris Levkulich, Ryan Mueller, Stephanie Logan, Steve Airheart, Erica Ferlin

**Board Members Not Present:** Lauren Thompson

Presenter	Topic	Discussion
<p><b>President</b> Jenny Lang</p>	<p>Updates / General Discussion</p>	<ul style="list-style-type: none"> <li>● January and February meeting minutes passed unanimously</li> <li>● 2026 Budget was unanimously approved – only adjustment is to separate dues (\$80K) and capital improvement fund (\$10K) and then post to the website</li> <li>● Dues payments were similar 2025 vs 2024 (455 houses)</li> </ul>
<p><b>Treasurer</b> Chris Levkulich</p>	<p>2026 Budget / Bank Accounts</p>	<ul style="list-style-type: none"> <li>● Insurance: still waiting for the insurance company to confirm cost for 2026; Jenny asked broker to evaluate other insurance providers for comparison</li> <li>● Bank Accounts: The board unanimously approved to switch our banking from Wells Fargo to Arapahoe Credit Union. The board approved Chris Levkulich and Kathleen Matthews to be authorized signatories on the accounts. The Arapahoe Credit Union accounts should include both checking and an interest-bearing savings account (where the capital improvement funds will be deposited). The board also approved that Chris Levkulich has authority to close the CKIA account with Wells Fargo.</li> <li>● Ask Arapahoe Credit Union if we can bulk deposit without endorsing all checks or create a stamp</li> <li>● Kathleen, Stephanie and Chris discussed going next week to open the Arapahoe Credit Union accounts.</li> <li>● Marc has \$1750 in ad revenue; Jenny asked him to drop off at Chris' house.</li> </ul>

		<ul style="list-style-type: none"> <li>• Need to reach out to customer service if we want to change our PayPal account from partnership to non-profit. Our PayPal account is also linked to our Wells Fargo account, so we will need to update that to the new Arapahoe Credit Union account before we start collecting dues.</li> </ul>
<b>VP/Comms</b> Kathleen Matthews / Stephanie Logan	Dues Notices / Newsletters	<ul style="list-style-type: none"> <li>• Dues notices are going out; due April 30</li> <li>• Everyone to share to share a few sentences on what their dues cover that's related to their area of ownership (perimeter maintenance – covers weeds, tree trimming, fence repair)</li> <li>• Encouraging capital improvement funds to help support the fence repair</li> <li>• Jenny will provide info on micro-volunteering for the newsletter (include organizing documents)</li> <li>• Stephanie updated the directory with the latest information, aiming to get directory out in the next 3 weeks.</li> </ul>
<b>Social</b> Erica Ferlin		<ul style="list-style-type: none"> <li>• Easter Egg Hunt on April 4, 11am – 12pm; we're donating \$500</li> <li>• Dumpster Days on May 9, 10am – 12pm; see if there is any interest from volunteers and have them show up at 9:30. Reminder that you need to pay your dues to drop off.</li> </ul>
<b>Perimeter</b> Steve Airheart		<ul style="list-style-type: none"> <li>• Getting updated quotes from Rocky Mountain Tree – anticipating lots of weeds this year; will not include Arapahoe and Nobles</li> <li>• Ash borer and bark beetle treatment recommended – need more details</li> </ul>
<b>ACC</b> Lauren Thompson		<ul style="list-style-type: none"> <li>• Not present, but Jenny provided an update on an application received. Requesting 8ft fence – he's on Colorado and Salvation Army; board approved.</li> </ul>
<b>Website/Database</b> Ryan Mueller		<ul style="list-style-type: none"> <li>• Ryan continuing to work on database property updates.</li> </ul>
<b>CenCON</b> Chris Groppa		<ul style="list-style-type: none"> <li>• Notes will be sent separately.</li> </ul>