

## **Minutes of the CKS/E Board Meeting on August 11, 2022**

Sarah James, President, called the meeting to order at 6:30 pm at Deer Creek Church.

**Board members present:** Tom Majcen, Tracey Chizlett, Tracey Decker, Gary Englebright, Becky Englebright, Megan James, and Kristi Zakrzewski

**Residents present:** Nick Aab, Peter Dolph, Brandon Moore, John Walker, Juli Jacobson

### **ACC Project Requests:**

Project requests approved via email vote since last meeting:

- 7866 S Webster Ct – Request to replace roof with approved material.
- 7457 W Nichols Pl – Request to replace roof with approved material.
- 6946 W Clifton Ave – Request to replace grass with cobblestone.
- 7410 W Fairview Dr – Request to replace roof with approved material.
- 7876 S Pierce Way – Request to replace roof with approved material.
- 8206 S Reed St – Request to paint home with approved colors.
- 7130 W Phillips Ave – Request to replace broken concrete walkway.
- 7129 W Chestnut Dr – Request to paint home with approved colors.
- 6898 W Nova Dr – Request to paint home with approved colors.
- 7829 S Wadsworth Way – Request to install solar panels.

Project requests approved during the meeting:

- 7547 S Wadsworth Ct – Request to paint home with approved colors.
- 6944 W Nichols – Request to replace grass with a river rock path.

Project requests not approved during the meeting:

- None

**Approval of the Minutes:** The July 12<sup>th</sup> minutes were unanimously approved.

**Treasurer's Report:** Treasurer's report was submitted by Treasurer, Gary Englebright. The Board reviewed the monthly income, expenses, and bank balances for July 2022. A motion was made and passed unanimously by the Board to approve the July 2022 report as submitted. The Board reviewed the expense of the Large Item Pick Up and debated whether to add to next year's budget or go back to the dumpster drop off event.

**Membership Report:** Presently 477 (62.8%) of the households have paid their annual CKS/E HOA dues compared to 531 (69.9%) last year.

**Special Events:** Dates have been set for upcoming events:

- Shred and Electronics recycling day has been set for September 10th. Thank you, Tracey Chizlett, for sponsoring this event.
- Fall Corn Hole Tournament being planned, stayed tuned for more details.
- Movie Night has been tabled for this year.

**Community Forum:** None

**COHOPE:** Tom gave an overview of how COHOPE is funded by tax revenue and how funds are allocated.

**Parks Update:** See report in The Scroll

**Old Business**

- Election ballots will be mailed with a membership reminder.

**New Business**

- D&O insurance bids are being sought.
- HOA Imitators. It was brought to The Board's attention that a resident received a handwritten letter concerning violations on their property and signed by The Board. Please see President's letter for a detailed explanation of how violations are processed. A resident will never receive a handwritten letter from The Board.
- HOA Intimidation. Several board members expressed concern about acts of intimidation from residents. Volunteer board members are following the covenants established and intimidation will not be tolerated.
- September Membership Drive. The Board approved purchasing new banners to display for the annual dues drive. A reminder postcard will be sent in November and December.
- Christmas Decorations for the entrances. The Board approved \$600 to update the entrance decorations.

**Covenant Enforcement:**

- Open Violations: There are 55 covenant violations that the Board currently has open. The violations include the following categories deteriorating wood and/or paint, trash bins, dead or dying grass, recreational vehicles/trailers.
- On Hold Violations: There are 2 violations on holding pending further information.
- Closed Violations: There were 4 violations that were closed in the month of June by The Board.
- Discussion:  
The Board discussed next steps on several escalated violations to ensure alignment with board members and covenants.

The next HOA Board meeting will be September 8th at Deer Creek Church at 6:30 pm.

The meeting was adjourned at 8:13p.m.

**- Kristi Zakrzewski, Secretary**