

Minutes of the CKS/E Board Meeting on July 14th, 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, Vivian Bonato, Theresa & Norman Davis, Larry Koppenhauer, Juli Jacobson, Douglas Blackler, Dani Crane, Lorenzo Sammauno, Marilynn & Al Nemes, Nick Decker, Mike and Sarah Aragon, Brandon Moore, Jimmy & Jessie LaCrue, Judith & Glenn Montoya, Ryan Bing, Vilma Budzynski, Sam & Brenda Wright, Fred Elliott-Hart, David & Lisabeth Smith, Cindy Fassel

ACC Project Requests:

Project requests approved via email vote since last meeting:

- 8223 S Quay Way – Request to replace roof with approved material.
- 7457 W Nichols Place – Request to replace roof with approved material.
- 7259 W Laurel Place – Request to replace roof with approved material.
- 6928 W Nova Drive – request to repaint house and replace mailbox.
- 7856 S Saulsbury St – Request to replace driveway.
- 7487 W Nichols Pl – Request to replace windows.
- 7657 S Vance Ct – Request to replace landscaping.
- 6861 W Walden Place – request to replace fence with approved material.
- 7574 S Teller Ct – Request to install solar roof panels.
- 7229 W Chestnut – Request to install solar roof panels.
- 8072 S Vance St – Request to paint house with approved color.
- 7550 S Reed Ct – Request to install solar roof panels.
- 6944 W Nichols Pl – Request to replace garage door.
- 7160 W Phillips Ave – Request to replace roof with approved material.
- 7309 W Laurel Pl – Request to replace roof with approved material.
- 7795 W Nova Pl – Request to paint house with approved color.
- 8234 S Reed St - Request to replace driveway and add walkway.
- 7538 S Webster Ct - Request for to replace garage door.

Project requests approved during the meeting:

- 7550 W David Dr – Request to add third garage space pending Jeffco approval.
- 7876 S Pierce Way – Request to repaint home with approved colors.

Project requests not approved during the meeting:

- 7876 S. Pierce Way – Request to replace roof with new material. Vote was postponed until The Board can review product and see material installed on a roof.

Approval of the Minutes: The June 9th minutes were approved with the following change. The Board voted to hold elections via mail only, it was reported that voting would be done via email and mailing of ballots.

Treasurer's Report: Treasurer's report was submitted by Treasurer, Gary Englebright. The Board reviewed the monthly income, expenses, and bank balances for June 2022. A motion was made and passed unanimously by the Board to approve the June 2022 report as submitted. Gary explained budgeting process.

Dues Report: Presently 476 (62.6%) of the households have paid their annual CKS/E HOA dues compared to 526 (69.2%) last year. A resident asked what the annual average number of households is who pay annual membership dues, Gary estimated that is somewhere between 65 & 70% over the last 5 years.

Special Events: Dates have been set for upcoming events:

- Curbside Cleanup Day – was a success! Between the 2 days of North and South clean up, eight truckloads were removed from the neighborhood.
- Shred and Electronics recycling day has been set for September 10th. Thank you, Tracey Chizlett, for sponsoring this event.

Community Forum: In preparation for the upcoming board elections, Sarah gave an overview of the current status of the board.

- The Board's intention is not to dissolve the HOA, however residents need to understand the consequence of not having enough board member participation. Five members are necessary for a quorum and valid voting. In years past, there has been a good sense of support for the upcoming year. This year, there was not enough interest to support the board next year which warranted notification to all residents.
- Sarah presented a breakdown of demographics in the neighborhood, 10% of homes are still owned by the original owner and in the last decade 40% of the homes have changed ownership. Along with this comes a different demographic. Younger families and people requiring a greater need for convenience in a digital age. Residents have come to expect more out of an HOA board than monitoring for violations.
- The current board has 3 members that have served more than a decade, 2 for 4 years. It is not a mass exodus but a desire to move on to the next journey. Tracey Decker has expressed a willingness to remaining on the Board as president and Megan James as member-at-large.
- Sarah opened up the meeting to questions from the audience which covered questions including how much time is required of a board member? What is involved in each position? Can the HOA move to more of a digital platform?
- Sarah asked for all interested individuals to please submit candidate statements by July 30th.

Covenant Enforcement:

- Open Violations:
There are 62 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:
- Closed Violations:
There were 22 violations that were closed in the month of June by The Board.
- Discussion:
Megan James brought a list of all violations that are currently in SmartWebs.

The next HOA Board meeting will be August 11th at Deer Creek Church at 6:30 pm.

The meeting was adjourned at 8:00 p.m.

- Kristi Zakrzewski, Secretary