

## **Minutes of the CKS/E Board Meeting on June 9th, 2022**

Tracey Decker, Vice President, called the meeting to order at 6:34 pm at Deer Creek Church.

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

**Residents present:** Glenn Montoya, Judy Montoya, and John Settle

### **ACC Project Requests:**

Project requests approved via email vote since last meeting:

- W Chestnut Dr – Request to replace fence with approved fencing and paint house with approved color.
- S Yukon Ct – Request to replace existing fence with approved material.
- S Pierce Way – Request to paint house; board viewed provided color sample and approved.
- W Fairview – Request to replace fence with approved material.
- S Teller Way – Request to paint house with approved color.
- W Fairview Dr – Request to paint house with approved color.
- S Saulsbury Ct – Request to replace driveway.
- S Teller Ct – Request to replace driveway, patio, and stairs.
- W David Dr – Request to replace garage door.
- S Webster Ct – Request to widen and replace driveway and patio.
- S Saulsbury St – Request to replace fence.
- S Reed Wat – Request to replace roof with approved material.
- S Vance St – Request to replace roof with approved material.
- W Ken Caryl Place – Request to paint house with approved color.
- S Quay Ct – Request to repair foundation and replace patio.
- S Vance St – Request to paint front door.
- W Fairview Dr – Request to replace fence.

Project requests approved during the meeting:

- S Saulsbury St – Request to replace roof with approved material and repaint home with approved color.
- W Morriane Dr – Request to replace roof with approved material.
- W Walden Pl – Request to replace roof with approved material and repaint home with approved color.
- S Pierce Way – Request to paint house with approved color.
- S Teller Ct – Request to paint house with approved color.
- S Saulsbury St – Request to paint house with approved color.
- W Friend Ave – Request to replace patio.

Project requests not approved during the meeting:

- S Saulsbury St – Request to replace existing shed with a 10 x 16 x 12 shed. The maximum shed sized allowed by covenant is 10 x 12 x 10 or 120 square feet.

New roofing option:

- None

Ongoing discussion:

- None

**Community Forum:** No discussion.

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

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

**Dues Report:** Presently 460 (60.5%) of the households have paid their annual CKS/E HOA dues compared to 509 (66.9%) last year.

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

- Curbside Cleanup Day! New this year, Dumpster Day is being replaced by Large Item Curbside pickup. Any **paid** HOA member can put large items on curb to be hauled away by the Junk It service. It will be held over two weekends; the Northside of Wayside Meadows will be on one week and South of Wayside Meadows on the other. Paid dues members will be notified the date via email. Residents can pay their 2021/2022 dues prior to be included. See side article for more details.
- A Bike Parade to celebrate July 4<sup>th</sup> will be held on July 2<sup>nd</sup> at 9am at Wayside Meadows. See the Scroll and social media for a map.
- Shred and Electronics Recycling Day has been set for September 10th. Thank you, Tracey Chizlett, for sponsoring this event.
- Movie Night is still being researched.

**Membership/Blockworkers:** No report.

**COHOPE:** Reminder for seniors to apply for the Senior Tax Exemption through Jefferson County at age 65. This is not an automatic exemption, so residents must apply.

**Parks:** See attached report.

**Old Business:**

- New Board members will be elected in September. Sarah has contacted potential new board members without success. A discussion was held on what happens if

the board does not have a quorum of 4. Sarah has reached out to the attorney for clarification. Eight members have expressed their intent not to run for the next year. There is no malcontent on the board; it is just a fact of duty completed. Please consider donating your time to the Board.

**New Business:**

- A campaign to have updated email and cell phone information was approved to communicate electronically with residents and facilitate electronic voting for the annual HOA board election. Ballots will still be mailed to residents with no email on file.
- Boral and Davinci roofing companies are now under the name Westlake Roofing.
- Sarah will discuss with the attorney the following: Options for the HOA if we don't have enough board members. Our covenant violation policy and options to invoke a lien instead of mediation for small infractions such as trashcan placement.
- Yard of the Month – Recognition of outstanding yards will begin in June. Thank you for helping make our neighborhood beautiful! Bragging rights only! One yard will be chosen from the North and South side with a sign for the owner to proudly display.

**Covenant Enforcement:**

- Open Violations:  
There are 34 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 3 violations that are on hold due to weather constraining the resolution of the violation; each will be revisited in the Spring.
- Closed Violations:  
There were 8 violations that were closed this month by The Board.
- Discussion:  
Megan James brought a list of all violations that are currently in SmartWebs.

The next HOA Board meeting will be July 14th at Deer Creek Church at 6:30 pm.

The meeting was adjourned at 8:23p.m.

**- Kristi Zakrzewski, Secretary**