

HOA Meeting Minutes
November 10, 2022
Amended December 5, 2022

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

Board members present: Tom Majcen, Megan James, Mark Meihaus, Sam Wright, Nick Aab, Tracey Decker and Dani Crane

Residents present: Sarah Aragon, Erin Roark and Bill Goddard

ACC PROJECT REQUESTS:

Project requests approved via email vote since last meeting:

- West Nichols Place - Request to install new power solar system.
- South Teller Way - Request to repaint with approved color.
- West Morraine Drive - Request to repaint with approved color.

Project requests approved during the meeting:

- S Pierce Way – Request for new roof with approved material.

A motion was made and passed unanimously by the Board to authorize, Nick Aab, the person in charge of Project Requests, as the person in charge of Project Requests, to approve certain project requests: (1) roofing with pre-approved materials, (2) solar panel installation.

Community Forum: No discussion

Approval of the Minutes: The October 13th minutes were approved unanimously.

Treasurer's Report: Report was submitted prior to the meeting by Mark Meihaus. The Board reviewed the monthly income, expenses, and balances for October, 2022. A motion was made and passed unanimously by the Board to approve the October 2022 report as submitted. Mark will email the 2022-2023 budget for board review and approval.

Dues Report: Presently 357 (43%) of the households have paid their annual CKS/E HOA dues compared to 329 (43.3%) last year.

Special Events: Megan James, Sarah Aragon and Erin Roark provided updates regarding:

- Next Event: Winter Festival – December 18th, from 2:00 – 4:00 at Laurel Park. Approved \$1000 budget.
- Halloween decorating contest awards are forthcoming.
- Fall Festival - large crowd, positive feedback, under budget
- Recommending investing in items, that are re-useable, versus renting. Proposed list/budget will be presented for consideration in the near future.

Covenant Violation Updates: In process. Will review and discuss at December meeting.

COHOPE: Jeffco Planning & Zoning representative discussed proposed short-term rental changes, including a plan with draft parameters for public comment in December. Proposed new library was also discussed.

Parks: No report

Old Business:

- Web-site updates: In process. Will discuss progress at December meeting.
- Social media: In process. Will discuss progress at December meeting.

New Business:

- Replacement of retiring Blockworker and Blockworker Coordinator - Request for volunteers will be included in the Scroll.
- Coordination of Membership Drive and Board election process – Becky Englebright previously performed these functions. Will recruit a Chairperson for each of these areas. Request for volunteers will be included in the Scroll.
- The Board unanimously approved \$1,050 for annual blockworker gifts.

The next HOA Board meeting will be December 8th at Deer Creek Church at 6:30 pm. The meeting was adjourned at 8:07 p.m.