

HOA Meeting Minutes

January 12, 2023

Tracey Decker, President, called the meeting to order at 6:31 pm at Deer Creek Church.

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

Residents present: 5 residents

ACC PROJECT REQUESTS:

Project requests approved via email vote since last meeting and confirmed:

- None

Project requests approved during the meeting:

- West Alder Avenue - window replacement
- South Saulsbury Way – window replacement
- South Saulsbury Street – backyard landscaping and shed construction

Community Forum: Tracey introduced Walt Barnhart, who graciously volunteered to be the new Scroll Editor.

Approval of the Minutes: The December minutes were approved unanimously.

Treasurer's Report: The Board reviewed the monthly income, expenses, and balances for December, 2022, as presented by Mark Meihaus. A motion was made and passed unanimously to approve the report as submitted. Other updates:

- Brandon reported that potentially charging for the realtor letters is not an option, based on his research.
- Brandon suggested looking at utilizing a higher interest account for some of the HOA funds. Brandon will research and report at an upcoming meeting.
- Mark filed the required annual paperwork.

Dues Report: Presently 347 (45.7%) of the households have paid their annual CKS/E HOA dues compared to 365 (48%) last year.

Special Events: Tracey provided updates regarding:

- Winter Festival (Laurel Park) – Neighbors enjoyed hot chocolate and visits with Santa and Mrs. Claus. Attendance was a little lower than hoped so will expand marketing efforts the next time.
- Received positive comments, including a letter of appreciation, on the holiday decorating contest. Prizes delivered.

Covenant Violation Updates: In process, with no new report due to time/technical issues. Nick will need to step down from his role with the violation process. The plan is to transition Nick's functions to other board members by the end of February. Nick and Tracey will work on reviewing/processing the items in the queue and providing SmartWeb training to other Board members.

COHOPE: No update – Jefferson County's proposal regarding short term rentals. The plan for the new library is being re-evaluated and is on hold indefinitely.

Old Business:

- Replacement of retiring Blockworker and Blockworker Coordinator – Volunteers have been identified.
- Recruitment – Chairperson for the Membership Drive and for the Board election process – No response yet
- Web-site updates: In process. Based on Brandon's review, additional items that need to be updated will be submitted to the webmaster. Board members will send content suggestions to Brandon.
- The approved Dues Reminder cards will be mailed in early February, at an estimated cost of \$180. Will look at using the same HOA logo/graphic for the cards, the scroll and signage.
- Tom will solicit quotes for maintaining neighborhood perimeters for review at the next meeting.

New Business:

- Proposal – build telecommunication tower at 8751 South Wadsworth (case # 22-132822SA). Hybrid public meeting – Wednesday, January 25th at 6:15. Information is available at <http://Jeffco.us/planning-and-zoning/active-cases/>.
- Need to review/confirm retention process for certified letters to listing agents. Brandon will follow up with Kathy Hofstra.

The next HOA Board meeting will be February 9th at Deer Creek Church at 6:30 pm. The meeting was adjourned at 8:13 p.m.