

HOA Meeting Minutes

December 8, 2022

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

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

Residents present: 1 resident

ACC PROJECT REQUESTS:

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

- West Alder Avenue - Request to remove large native tree from front yard.

Project requests approved during the meeting:

- None

Community Forum: No discussion

Approval of the Minutes: The amended November 10th minutes, which included the unanimous approval of \$1,050 for annual blockworker gifts, 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 November, 2022. A motion was made and passed unanimously by the Board to approve the November 2022 report as submitted. The Board reviewed the annual budget, discussing the following:

- Agreed to reduce allocated funds for Dumpster Day, reflecting the projected cost of a central pick-up location. The Board will consider seeking sponsorships to offset the cost for this event.
- Allocated \$3,000 for move nights and an additional \$1,000 for special events.
- Potentially charging for the realtor letters (HOA info to buyers), to increase revenue and offset related costs. Brandon will research and report at an upcoming meeting.
- The Board unanimously approved continuing the current attorney service agreement with the hourly rate fee structure.

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: Megan James provided updates regarding:

- December 18th Winter Festival (Laurel Park) – Time changed to 1:30-3:30, to accommodate Santa's schedule. Marketing has been updated to note the time change.
- Will need to start planning in early 2023 for the movie nights to be scheduled
- Halloween decorating contest awards are forthcoming.

Covenant Violation Updates: In process. Nick reported that all the all violations in the queue have been reviewed. There are 37 open violations, 7 of which are new. The resolution process is starting over for some of the violations, due to timing.

COHOPE: Jeffco Director of Climate Action discussed the Climate Action Plan to reduce the impact of climate change. Information is available at www.jeffco.us/4410/Climate-Action-Plan

Parks: No report

Old Business:

- Replacement of retiring Blockworker and Blockworker Coordinator – No response yet.
- Recruitment – Chairperson for the Membership Drive and for the Board election process – No response yet. Request for volunteers will be included in the Scroll.
- Web-site updates: In process. All updates are expected to be completed by December 31st.
- The Board will continue to review email options for members, to streamline board communication and ensuring continuity of historical information.
- Blockworker gifts have been distributed.

New Business: Discussed as part of Special Events updates.

The next HOA Board meeting will be January 12th at Deer Creek Church at 6:30 pm. The meeting was adjourned at 8:02 p.m.