

## HOA Meeting Minutes

April 13, 2023

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

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

**Residents present:** 13 residents

### ACC PROJECT REQUESTS:

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

- South Teller Court – Roof replacement
- West Walden Drive – Fence, retaining wall, deck repair – gutter replacement
- West Walden Drive – Roof replacement
- South Reed Court – Patio installation

#### Project requests approved during the meeting:

- West Otero Place – House painting
- West Clifton Avenue – House painting
- West Otero Place – Patio window/door installation
- West Walden Drive – Landscaping
- West Clifton Avenue – House/detached structure painting
- South Vance Court – Landscaping
- West David Drive – House/garage door painting
- South Quay Court – House painting

#### Pending – More information needed

- South Reed Way – House Painting

### Community Forum:

- Resident concern – Ash Bore infestation – possible impact on neighborhood. Foothills in process of treating trees-parks/perimeters. Article will be included in the Scroll.
- Resident question -Fallen tree/branches – Clarification – Will work with Foothills to clean up on April 22<sup>nd</sup> Parks Beautification Day. List of projects will be provided at that event. Residents are encouraged to participate.
- Resident question – Modifying covenant – Covenants cannot be changed until 2032. Clarification provided – business logos on personal vehicles are not currently allowed. Can cover with magnetic sign, at low cost, if outside of garage.

**Approval of the Minutes:** The March minutes were approved unanimously.

**Treasurer's Report:** The Board reviewed the monthly income, expenses, and balances for March 2023, as presented by Mark Meihaus. The CD deposit has been completed.

**Dues Report:** Presently 410 (54%) of households have paid their annual CKS/E HOA dues compared to 442 (58%) last year. Membership reminder cards will be delivered in the next month.

### Special Events:

- Easter Event – Well attended – 150-200 residents. Easter Bunny was popular. Ran out of Food. Coloring contest winners were selected, with prizes to be awarded. Identified some recommendations for next year.
- Movie Nights – In progress now, due to rescheduling of West Laurel Park construction. Plan – family friendly movie on a Friday night, once/month – June, July and August. Dates – TBD. Looking at potential sponsorships, grants to help with costs. Food options – TBD. Dani will check on possible food trucks.
- Parks Beautification Day – April 22<sup>nd</sup> at 9:30 a.m.
- Board expressed great appreciation for work of the Special Events committee, who are volunteers.

### Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations.
- Reminder will be included in the Scroll - boats, RVs
- Clarification provided – When violation cannot be addressed timely, residents can notify Board of status/plans to resolve issue. i.e. delay in getting a contractor, etc

- Volunteer opportunities are available to help identify potential violations.

**COHOPE:** Presentation on Fentanyl and Narcan provided by Jeffco Health Department representative. Information provided on House Bill 23-213, regarding changes to planning/zoning authority (state/county). Information will be included in the scroll. Contact information will also be provided for our local legislators.

**Parks:** No report. Information will be provided in the Scroll.

**Old/Backlogged Business:**

- Replacement of Blockworker Captain - in process.
- Recruitment – Chairperson for the Board election process – in process. Dani will serve as Membership Chairperson.
- New contract perimeter maintenance – Approved, with 2 members abstaining.
- Guest authors for Scroll articles – Walt Barnhart, Scroll Editor, followed up with one and had no response.
- Web-site updates: In progress. One year licensing rights have been purchased to continue operation of current site.
- SmartWeb Project Request Action Plan – Project requests are now scanned into SmartWeb for recordkeeping.

**New Business:**

- Neighbors Helping Neighbors initiative – Initiative will be discontinued.
- Request for \$180 unanimously approved for graphic designer for new logo/branding, based on previously approved draft. Tom will work with designer to prepare several versions for review/approval at the next meeting.
- Request unanimously approved for a \$300 discretionary fund for the HOA President, allowing expenses to be reimbursed without prior Board approval.
- Brandon will check with the attorney regarding any requirements for sending covenants to realtors, with listings in the neighborhood. (Tracking issues - resident name/address is not included on the certified letter receipt.)

The next HOA Board meeting will be May 11<sup>th</sup> at Deer Creek Church at 6:30 pm. The meeting was adjourned at 8:07 p.m.