

HOA Meeting Minutes
August 10, 2023

Tracey Decker, President, called the meeting to order at 6:32 pm at Deer Creek Church.

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

Residents present: 7 residents

ACC PROJECT REQUESTS:

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

- West David Drive – Deck installation
- West David Drive – Painting
- South Upham Street – Fencing
- West Elmhurst Drive – Fencing/Retaining wall

Project requests approved during the meeting:

- West Clifton Avenue – Deck replacement
- West Fairview Drive – Painting
- South Saulsbury Court – Roofing
- West Elmhurst Drive – Roofing

Community Forum:

- Shredding and electronic recycling event, sponsored by Tracey Chizlett, will be held on September 9th from 9:00-11:00 for paid HOA members. Residents can join that day, if needed. See Scroll for more information.

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

Treasurer's Report: The Board reviewed the monthly income, expenses, and balances for July 2023, as presented by Mark Meihaus.

Dues Report: Presently 449 (59.1%) of households have paid their annual CKS/E HOA dues compared to 477 (62.8%) last year.

Special Events:

- A Block Party is scheduled for September 10th from 5:00 – 7:00 at West Laurel Park.(Live music!) See Scroll for more information.
- Dumpster Day is scheduled for October 14th, 9:00 – 11:00, at Wayside Meadows Park for paid HOA members. Residents can join that day.

COHOPE:

- HB23-1105 established a Homeowners and Metro District Task Force, consisting of 40 members, will meet for a year to present a proposal. A notice will be posted in the Scroll, as required by the legislation.
- HB23-178 stipulates that xeriscaping cannot be denied by an HOA, which is not currently a restriction in CKS/E. Per our covenants, residents will continue to submit project requests for all landscaping.
- Short-term rental regulations continue to be in development. Jefferson County is holding meetings for public input. In-person opportunity – August 30th, 6:00 – Jeffco Administration Building, 100 Jefferson County Parkway, Golden

Parks and Roads Committees:

- No updates. See reports in the Scroll for details.

Old/Backlogged Business:

- Updated Profile and Welcome Letter were approved unanimously. Documents will be added to the website and New Neighbor packets.
- New logo will be modified from *Homeowner's* to *Homeowners'*.

New Business:

- Tracey will manage the current election process and provide training for someone next year.
- Tracey will follow-up with neighbors who expressed interest in board membership.
- Ballots, including the candidate statements, will be mailed by August 28th, for the term starting in October.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations.
- Confirmation - Current covenants and rules cannot be modified until 2032. Board must enforce and send letters as required by the guidelines, some of which are pretty specific. (i.e. trash can storage locations)
- Per our attorney, HB22-1137 does not apply to our HOA since we do not levy fines or collect any unpaid fees/assessments.
- HB22-1139, which also does not apply to our HOA, prohibits an HOA from regulating the use of a public right-of-way. Our covenants pertaining to vehicles still apply.
- For best practice moving forward, the Board will vote on proposed legal actions on violations.
- The Board voted unanimously to forward the current Stage 3 violations to the attorney, if not resolved by the cure date.

The next HOA Board meeting will be September 14th at Deer Creek Church at 6:30 pm. The meeting was adjourned at 8:21 p.m.