

HOA Meeting Minutes

June 8, 2023

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

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

Residents present: 4 residents

ACC PROJECT REQUESTS:

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

- South Reed Way - Fencing
- South Pierce Way - Fencing
- South Yukon Court - Landscaping
- West David Drive – Fencing
- West Morraine Drive - Fencing
- South Wadsworth Court - Windows
- West Nova Drive – Driveway
- South Vance Court – Roof
- West Clifton Avenue - Painting

Project requests approved during the meeting:

- West Otero Place - Fencing
- South Saulsbury Way - Painting
- South Vance Street - Fencing
- West David Drive – Solar installation
- South Reed Street – Painting (previously pending paint samples)
- South Wadsworth Court – retaining wall replacement

Community Forum:

- Resident concern – solicitor activity, even with signs posted on houses; HOA cannot enforce

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

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

Dues Report: Presently, 436 (57.4%) of households have paid their annual HOA dues compared to 460 (60.5%) last year.

Special Events:

- Dumpster Day – looking for sponsor(s) and dumpsters/trash truck; possibly adding metal recycling for paid residents and a fee-based option for non-CKS/E residents
- Parks Beautification Day – June 17th. Board unanimously approved \$150 for coffee/doughnuts. Please attend!
- Bike Parade – July 1st. Volunteers needed to mark route & add decorations; set up refreshments
- Movie nights/Block parties – Options under review. More info will be forthcoming.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations.
- Board voted unanimously to change the “cure” period from 30 to 10 days for most stage 1 and stage 2 violations (ex. trash containers, commercial & recreational vehicles); manual overrides to 30 days for others (ex. Paint, roofing, landscaping)
- Board members encouraged to help monitor, adding any violations to SmartWebs.

COHOPE: Annual *Nights Out* scheduled – August 1st (not scheduled for our neighborhood this year due to low attendance in the past)

Jeffco creating 40-person task force to develop draft plan for short term rentals. Our covenants require minimum of 6-month rental period.

Parks and Roads Committees: No reports. Information will be provided in the Scroll.

Old/Backlogged Business:

- Recruitment – Elections Coordinator – in process
- Web-site contract executed. Updates expected to be completed by the next meeting. Currently, return email address option not required, so often we do not have a way to reply. Will contact Webmaster regarding adding this feature, to improve communication with residents.
- New CKS/E logo – in process. Board unanimously approved \$100 to finalize design, incorporating feedback from meeting.

New Business:

- Board unanimously approved increasing annual donation to Deer Creek Church for our meeting space from \$500 to \$600.
- Current Board Members encouraged to start talking with prospective Board members now.

The next HOA Board meeting will be July 13th at Deer Creek Church at 6:30 pm. The meeting was adjourned at 7:56 p.m.