

HOA Meeting Minutes

March 9, 2023

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

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

Residents present: 5 residents

ACC PROJECT REQUESTS:

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

- South Upham Street - roofing with approved materials
- South Vance Court – garage door replacement
- South Saulsbury Street – backyard and side walkway replacement

Project requests approved during the meeting:

- South Vance Court – First floor window replacement
- South Quay – House painting and replacement of backyard pergola (pending permit)

Community Forum:

- Resident Question – allowability of chickens - Response – Current covenants do not allow farm animals. Covenants cannot be changed until 2032.
- Resident is sponsoring a Food Drive from March 10th-17th. Fliers are being delivered to each resident, which includes delivery/drop-off information. Donations will be given to The Life Center Littleton Food Bank. Residents who donate will be entered into a raffle for a Dairy Queen or Rileys gift card.

Approval of the Minutes: The February minutes were approved unanimously with two amendments: 1) Megan served as Acting President for the meeting; and 2) the \$3,000 budgeted for movie night would also be used for licensing costs.

Treasurer's Report: The Board reviewed the monthly income, expenses, and balances for February 2023, as presented by Mark Meihaus. A 1099 from Venmo will be sent in 2024 for the 2023 tax year. Will need to research tax ramifications as we are a not-for-profit organization. The CD deposit will be completed by the next meeting. A motion was made and passed unanimously to approve the report as submitted.

Dues Report: Presently 398 (52.4%) of households have paid their annual CKS/E HOA dues compared to 431 (56.7%) last year. Membership cards were delivered mid-February.

Special Events:

- Easter Event – Saturday, April 8th from 2:00 – 4:00 pm, at West Laurel Park, with the Easter Bunny in attendance. There will be an Easter egg hunt, organized by age groups, weather permitting. Prizes will be awarded to winners of the coloring contest. Everything is on plan.
- Movie Nights – On hold until 2024 due to construction this summer at West Laurel Park. Considering other alternatives such as several block parties. Plan will be presented at the next meeting.
- Parks Beautification Day – April 22nd at 9:30 a.m. Supplies, water and snacks will be provided. See flier for more details.

Covenant Violation Updates: Nick reported that there are 8 total violations, with no new violations in the queue.

COHOPE: No report

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

Old/Backlogged Business:

- Replacement of Blockworker Captain - in process.
- Recruitment – Chairperson for the Membership Drive and for the Board election process – in process.
- New contract perimeter maintenance – Will be finalized in April.
- Web-site updates: Will continue work on updating information. Brandon and Nick U. will be meeting with the current webmaster to work on a transition plan.
- SmartWeb Project Request Action Plan – Project requests are now scanned into SmartWeb for recordkeeping.

New Business:

- Neighbors Helping Neighbors initiative – Currently inactive – Board will review need/interest and the future of this initiative at a future meeting.

- Guest authors for Scroll articles – Walt, Scroll Editor, will follow up and provide recommendations on a process at a future meeting.
- Confirmed the need to continue sending covenants to realtors, with listings in the neighborhood. Receipts will be scanned into SmartWeb.

The next HOA Board meeting will be April 13th at Deer Creek Church at 6:30 pm. The meeting was adjourned at 8:00 p.m.