

Architectural Control Committee Report

The June 9th monthly ACC meeting was called to order at 9:25 p.m. CKS/E Board/ACC members present: Larry Major, Tom Majcen, Loreen Hannan, Gary Englebright, Al Nemes and Don Huff. Residents present: None.

Thirteen project requests were approved: One for re-roofing, six for repainting, three for patio/deck work, and one each for reworking entrance porch roof, replacing fence and replacing a front door. All were approved contingent on providing a building permit if applicable. Continuing to work covenant violations: one for poorly maintained yard and two for storage sheds not re-roofed the same as the house. The Association's attorney sent a demand letter to a homeowner who had not removed a recreational vehicle that is stored in public view. Reported one homeowner to Jefferson County Planning and Zoning for a pickup with a snow plow. One HOA status letter was sent to a title company. Letters will be sent to homeowners who have not yet removed dead/dying trees that they were notified about last year. Neighborhood inspections for dead/dying trees and improperly stored trash containers will be conducted in early July. Currently, 394 (52%) of the 760 property owners in CKS/E have re-roofed their home with cedar shakes or one of the approved alternative roofing materials.

The Consolidated Covenants Rules and Regulations have been updated after a review and recommended changes by the Association's attorney. See separate article in this newsletter.

Anonymous Complaints – The Board/ACC will not respond to any anonymous complaints or reports of suspected covenant violations. Please read E-2, Enforcement of the Consolidated Covenants Rules and Regulations for additional information.

The ACC meeting was adjourned at 9:42 p.m. This ACC report is current as of June 16th. Any work towards Covenant violation correction after that date will be reflected in the ACC report next month.

Since last month, only one homeowner has come forward and expressed an interest in serving on the ACC. Since 1987, I have served on the Board of Directors as the ACC Chair over two different periods for a total of 18 years. It is time that others step forward and take ownership of this very important task. The Consolidated Covenants allows for up to three non-Board HOA members to be on the ACC. This is a great opportunity for HOA members who want to see CKS/E continue as a great neighborhood to contribute. I will help new members transition into the ACC role because of the learning curve. If you are interested in serving on the ACC, please send the Board an email at cksehoa@gmail.com.

Be the kind of neighbor you wish you had.

- Al Nemes