

ACC Meeting Report – March 11, 2016

The monthly ACC meeting was called to order at 9:22 p.m. CKS/E Board/ACC members present: Larry Major, Loreen Hannan, Gary Englebright, Al Nemes, Dan Tillapaugh, Don Huff and Annie Berger. Residents present: Marilyn Nemes.

1. Architectural Control Committee (ACC) Project Requests - ACC approved eight project requests: One for installing a new cedar fence, two for re-roofing a house, one for re-roofing a house and storage shed, two for repainting and two for concrete work. The re-roofing and fence approvals are contingent on the homeowners providing a copy of the required permits.
2. Approved putting the CeDUR shake synthetic roofing product back on the approved alternative roofing materials list. It was previously on the list but was removed in 2008 because it was no longer being produced. It is back in production. The website for the product is www.cedur.com.
3. Dead/Dying Trees – The Board/ACC will resume monitoring this spring.
4. Dead/Dying and Poorly Maintained Yards – The Board/ACC will resume monitoring this spring.
5. Approved sending letters to four homeowners and copying the Association’s attorney concerning covenant violations: two for commercial vehicles with logos not covered as required, one for a trailer parked for longer than 72 hours and one for a recreational vehicle visible above fence.
6. Closed two covenant violations that have been corrected: one for a large storage container that has been removed and one for two trailers on property that were removed.
7. Trash containers need to be stored out of public view between trash collection days. The Board requests homeowners who use one of the trash companies whose collection days are Monday (Republic Services at 303-286-1200) or Tuesday (Pro Disposal at 303-791-3827 or Waste Management at 303-797-1600). This minimizes the days that trash trucks are in the neighborhood.
8. If a basketball stand is blocking the sidewalk or in the street, call the Sheriff’s Office (303-277-0211) and ask to speak to the shift deputy to report the location of the basketball stand.
9. Currently, 387 (50.9%) of the 760 property owners in CKS/E have re-roofed their home either with cedar shakes or one of the approved alternative roofing materials.
10. 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.
11. Two HOA status letters were sent to title companies for homes under contract.
12. Please see separate ACC articles throughout this month’s Scroll.

The ACC meeting was adjourned at 9:40 p.m.

This ACC report is current as of March 16, 2016. Any work towards Covenant violation correction after that date will be reflected in the ACC report next month.

Al Nemes