

CKS/E ACC Meeting Report

December 14th, 2017

The meeting was called to order at 6:30 pm.

CKS/E Board/ACC members present: Tom Majcen, Gary Englebright, Becky Englebright, Lorenzo Sammauro, Norman Davis, Pauline Gerali, Anders Frederiksen, Don Huff and Annie Berger (via Skype from Rio de Janeiro, Brazil).

Residents present: Tom Steele, Gerda and John Turner, Ryan Stadtmuller, Duane Stutzman, John La Breche, Larry Major, Al and Marilyn Nemes and Kathy Hofstra.

Project Request Actions Since Last Meeting

A. Project requests approved by email vote:

W. Walden Dr. – Siding and Painting. This project request was approved by Board vote.

S. Webster Ct. – Re-construct entry area structures. This project request was withdrawn by the homeowner prior to this Board meeting.

B. Project requests pending resolution:

S. Upham St. – Landscaping master plan. This project was approved by Board vote with the stipulation that the indicated future shed shall be submitted as a new project request. The new project request will need to include additional information indicating floor plan dimensions and elevations with heights shown. Additionally, materials and colors shall be indicated. A copy of the county permit shall be attached to the request.

C. Covenant violation actions:

W. David Drive – Stored RV. This vehicle has not been observed on the premises for over a month. This violation will be closed until if and when the RV returns.

S. Yukon Way – Mobile home/trailer. The RV has been removed and this violation will be closed.

S. Pierce Way – Trailer parked in front of house. The trailer has been removed and this violation will be closed.

W. David Ave. – Large white van parked in driveway evenings and weekends. Van has ladder hung on side. A Board member indicated he would contact the owner.

S. Yarrow St. – Boat and trailer stored in driveway. The boat and trailer have been removed and this violation will be closed.

S. Vance Ct. – Residents of this house were apparently conducting a trailer refurbishment business with materials, trailers, and equipment often openly stored in driveway. Occupants of this house have moved away and this violation will be closed.

S. Reed Ct. – Van with commercial logos has been parked in driveway or behind fence (visible above fence). At an earlier Board meeting, the Board had requested the homeowner to cover the lettering and numbers on the van with white magnetic strips. There were intense arguments between Board members as to whether or not a violation was still occurring and the Board's legal position as stated by the Board's lawyer and reiterated at the meeting. The lawyer has recommended not pursuing this issue until the Covenants and Rules and Regulations are amended to have more specificity regarding logos and construction vehicles. A motion to continue the matter despite the legal advice was made. The motion was voted on and did not pass. This violation will be closed provided the homeowner continues his efforts to conceal elements of the vehicle graphics and until such time as the Covenant rules are amended.

The meeting was adjourned at 7:29 pm.

- Norman Davis, ACC Chair