

## **Minutes of the CKS/E Board of Directors Annual Meeting on September 14, 2017**

Meeting called to order at 7:37 pm.

**Board members present:** Tom Majcen, Gary Englebright, Loreen Hannan, Dan Tillapaugh, Don Huff, Norman Davis and Lorenzo Sammauro.

**Residents present:** John and Gerda Turner, Bill Kacena, Michael and Jaci Baker, Becky Englebright, Anders Frederiksen, Kathy Hofstra, Bernie Sebastian, Sherri Hayes, Vicki Slusser, Beve Fay, Cindy Irvine, Tara O'Brien and Charlotte Bagwell.

**President's Report:** President Tom Majcen reported that he will be forwarding email communications to the appropriate Board member or committee chair.

**Approval of the Minutes:** A motion was made and passed by the Board to approve the August 10<sup>th</sup> Board Meeting Minutes as printed.

**Treasurer's Report:** Treasurer Gary Englebright reviewed the budget and current expenses. A motion was made and passed by the Board to approve the August 2017 report as submitted.

**Parks:** Parks Co-Chair Kathy Hofstra reported that Foothills Park & Recreation District staff notified Annie Berger that a newly-planted tree that was cut down for no reason in West Laurel Park. They did not know who might be responsible for this action. See separate report in this Scroll.

**Membership/Blockworkers:** Presently, 516 (67.9%) of the households have paid their yearly CKS/E Homeowners' Association dues, compared to 504 (66.3%) at this time last year. Chair Pauline Gerali has been finalizing the plans for the annual Blockworkers' Breakfast that will take place on September 23<sup>rd</sup> at the Meadows Golf Club and Grill at 8:30 am. The CKS/E HOA dues will increase to \$55 effective October 1<sup>st</sup>, 2017.

**Traffic and Streets:** No report in this Scroll.

**COHOPE:** No report in this Scroll.

**ACC:** See separate report in this Scroll.

**Special Events:** There was a great turn out for the Family Fun Night/Ice Cream Social held on August 25<sup>th</sup>. See separate report in this Scroll. Dumpster Day will be held on September 16<sup>th</sup> at Wayside Meadows Park from 8-11 am. Special Events Chair Christina Bollacker will chair the 2017 Holiday Lighting contest in December and the annual Easter Egg Hunt in the spring of 2018.

**Old Business:** Administration of the CKS/E website domain has been transferred from Kevin Hofstra to Gary Englebright. A motion was made and passed to pay \$53.98 to

reimburse Gary Englebright for the website domain fee. The post office mailbox information card will be updated to include the current President, Treasurer and ACC Chair. A debit card was ordered and has been received for the Treasurer to use for transactions when credit/debit cards are the preferred means of payment. The Board will review the real estate information letter that is currently being used for any needed edits. This letter is sent to all agents with listings in the CKS/E neighborhood advising them that CKS/E is a strictly-enforced Covenant-controlled community. Dumpster Day Chair Kristi Zakrzewski informed Gary Englebright that the final cost from Dumpster Day will be determined by how much the trash truck weighs after it is filled on September 16<sup>th</sup> and then the HOA will receive the final bill. The updated CKS/E HOA Membership Dues Drive Letter, Volunteer Form and envelopes will be included with the October Scroll. It was reported for the month of August that the invoice from HindmanSanchez was for \$444. A motion was made and passed to pay the HindmanSanchez bill. A motion was made and passed by the Board to pay the fee of \$20 for the State of Colorado Periodic Report.

**New Business:** The Board has had some discussions regarding a request from a homeowner about raising the height of his perimeter fence to ten feet to buffer the noise from S. Wadsworth Blvd. This topic will be delayed until the October meeting. The ballots for the Annual Election of the CKS/E HOA Board of Directors were counted at the September 14<sup>th</sup> HOA Board Annual Meeting. The Board thanked Charlotte Bagwell for organizing the group to count the ballots. The Board also thanked Vicki Slusser, Beve Fay, Cindy Irvine, Tara O'Brien and Charlotte for counting the 158 ballots that were received either by U.S. mail or hand-delivered to the meeting. The CKS/E Amended and Restated Bylaws state that a quorum is 20% of the paid membership. This number is the minimum number of ballots required for a valid election. The Board received more than the minimum number of ballots. Tom Majcen thanked outgoing Board members Dan Tillapaugh and Loreen Hannan for their dedicated years of service as they will be missed. The results were announced for the new 2017/2018 Board of Directors. They are: Annie Berger, Norman Davis, Becky Englebright, Gary Englebright, Anders Frederiksen, Don Huff, Pauline Gerali, Tom Majcen and Lorenzo Sammauro. However, one of the Board members elected to serve for 2017/2018 currently has an outstanding Covenant violation. The Board has been in contact several times with the homeowner regarding this ongoing ACC Covenant violation that was originally discussed at the August ACC meeting. The HOA governing documents state that a member must be in good standing to serve on the Board. During the September 14<sup>th</sup> ACC meeting, prior to the Annual Board of Directors' Meeting, a motion was made and passed to allow an extension of one week to correct his current violation. If the violation has not been corrected by the end of that time period, the normal Covenants violation process will continue.

The Board has noticed that there are several places in the governing documents with inconsistencies and vague language that leaves the door open for interpretation. These documents need to be updated to alleviate future issues. The plan is to work with the HOA lawyer and have the appropriate documents updated within the next year.

Don Huff made a motion to reduce the number of Board members. This motion did not pass.

The next ACC meeting will be on October 12<sup>th</sup> at 6:30 pm, followed by the Board Meeting at 7 pm at Deer Creek Community Church.

The meeting adjourned at 8:45 pm.

**- Loreen Hannan, Secretary**