

Minutes of the CKS/E Board of Directors Meeting on August 9th, 2018

The meeting was called to order at 7:15 pm.

Board members present: Tom Majcen, Gary Englebright, Lisabeth Smith, Becky Englebright and Norman Davis.

Residents present: None.

President's Report: Nothing to report.

Approval of the Minutes: The July 12th minutes were approved unanimously.

Treasurer's Report: Treasurer Gary Englebright reviewed the monthly income, expenses and bank balances. A motion was made and passed unanimously by the Board to approve the July 2018 report as submitted.

Dues Report: Presently, 489 (64.3%) of the households have paid their annual CKS/E Homeowners' Association dues, compared to 513 (67.5%) at this time last year.

Special Events:

1) Dumpster Day: A motion was made and approved to send \$100 to Lies Waste for the deposit needed to reserve the truck for Dumpster Day. Gary Englebright will contact Kristi Zakrzewski to have her call Lies Waste a week ahead of the event to confirm the date with them.

Membership/Blockworkers: Nothing to report.

Traffic and Streets: Nothing to report.

COHOPE: Nothing to report.

Parks: See the separate report in this Scroll.

ACC:

1) Project Requests: See the separate report in this Scroll.

2) Covenant Enforcement:

The Board approved sending friendly letters to the following homeowners requesting action that the homeowners need to take in response to complaints and/or new covenant violations:

- a) W. Alder Ave. – RV on premises for more than 72 hours.
- b) S. Quay Way – Dead tree on premises.
- c) S. Vance St. – Commercial vehicle on premises.
- d) S. Saulsbury Ct. – Condition of yard.
- e) S. Saulsbury Way – Condition of house.
- f) S. Quay Ct. – Condition of house.

g) W. Alder Ave. – Trash cans and general appearance of house.

The Board approved sending Covenant violation letters to the following homeowners who have not responded to the friendly letters that were sent to them:

- a) W. Fairview Dr. – Commercial vehicle on premises.
- b) S. Yarrow St. – Condition of yard.
- c) S. Reed Way – Dead trees on premises.
- d) W. David Dr. – RV on premises for more than 72 hours.

The Board approved closing 11 violations:

- a) S. Quay Way
- b) W. Friend Pl.
- c) S. Saulsbury Ct.
- d) W. Elmhurst Ave.
- e) W. Alder Ave.
- f) W. Clifton Ave.
- g) S. Quay Ct.
- h) W. Clifton Ave.
- i) S. Pierce Way
- j) W. Phillips Ave.
- k) W. Elmhurst Ave.

Old Business:

- 1) The July invoice received from the HindmanSanchez legal firm was \$120. The bill was for various phone conversations. A motion was made and passed to pay the HindmanSanchez bill.
- 2) The invoice received from State Farm for the HOA liability insurance for the upcoming year was \$2142. A motion was made and passed to pay the State Farm bill.
- 3) The work needed on the HOA website to give the HOA the capability to put the Scrolls on the website has been completed by the HOA Webmaster. The invoice received from the Webmaster was \$60. This money had been approved in July.
- 4) Tom reported that he met with Split Rail Fence Company to get a bid to replace the S. Yarrow St. fence. He also met with three other fencing companies to get bids from them. The Split Rail Fence Company bid was the lowest. A motion was made and approved to allocate up to \$15,000 for Split Rail to replace the S. Yarrow St. fence.
- 5) The Board continued the discussion to start a new neighborhood project. See the article in this Scroll about this new effort.

New Business:

- 1) Secretary Becky Englebright received a quote from Colorado Data Mail for them to print and mail the HOA ballots and candidate statements for the annual election. A motion was made and passed to allocate no more than \$750 for this effort.
- 2) Becky asked for approval of this year's Dues letter and Directory form that will be sent out with the October Scrolls for the annual Dues drive. A motion was made and passed to accept these documents as is.

The next ACC Project Request meeting will be on September 13th at 6:30 pm, followed by the Annual meeting at 7 pm at Deer Creek Community Church.

The meeting was adjourned 8:50 pm.

- **Becky Englebright, Secretary**