

## **Minutes of the CKS/E Board Meeting on December 13<sup>th</sup>, 2018**

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

**Board members present:** Tom Majcen, Gary Englebright, Kristi Zakrzewski, Anders Frederiksen, Lisabeth Smith, Tracey Chizlett and Becky Englebright.

**Residents present:** John and Gerda Turner and Ryan, Katy and Logan Hill.

**President's Report:** President Tom Majcen thanked Loreen Hannan and Gary Englebright for assisting with putting up the entrance decorations. The week before Thanksgiving, a person(s), who seemingly had a vendetta against the HOA, vandalized all of the entrance lights. The vandalism was such that most of the units could not be fixed. The cost for the replacement lights was \$1500. There was an email vote to approve spending this money. Tom has purchased the lights and will start replacing them as time and weather permit.

**Approval of the Minutes:** The November 8<sup>th</sup> 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 November 2018 report as submitted.

**Dues Report:** Presently, 371 (48.8%) of the households have paid their annual CKS/E Homeowners' Association dues, compared to 380 (50.0%) at this time last year.

### **Special Events:**

- 1) Holiday Lighting Contest: See the separate report in this Scroll.
- 2) Easter Egg Hunt: Planning for this event will be started next month.

**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) S. Teller Ct.

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

- a) W. Laurel Ave.
- b) W. Alder Ave.

The Board approved closing one violation:

- a) W. Otero Pl.

The Board has several litigations in process:

- a) W. David Dr. – Awaiting a court date.
- b) S. Reed Way – Lawsuit filed immediately to stop work on an asphalt roof being installed.
- c) S. Pierce Way – Current lien on house will be removed once the house is sold.

**Old Business:**

- 1) The October invoice received from the Altitude Community Law firm was \$120. A motion was made and passed to pay the Altitude Community Law invoice.
- 2) The layout of the CKS/E HOA website has been changed by the Webmaster.

**New Business:**

- 1) The Board received the 2019 Altitude Community Law contract. There are several different choices. After much discussion, a motion was made and approved that the Board continue to pay for Altitude's services as needed.
- 2) Tom stated that the entrances need some new decorations. After discussion, a motion was made and passed that \$500 be used for updating the entrance decorations.
- 3) A motion was made to elect Gary Englebright as the Vice President. The motion passed.
- 4) Kristi Zakrzewski has agreed to take over the Neighbors Helping Neighbors (NHN) committee.

The next ACC Project Request meeting will be on January 10<sup>th</sup> at 6:30 pm, followed by the Board meeting at 7 pm at Deer Creek Church.

The meeting was adjourned at 7:58 pm.

**- Becky Englebright, Secretary**