

Minutes of the CKS/E Board of Directors Meeting on February 8th, 2018

The meeting was called to order at 7:07 pm.

Board members present: Tom Majcen, Gary Englebright, Norman Davis, Becky Englebright, Lorenzo Sammauro and Annie Berger.

Residents present: Loreen Hannan and Charlotte Bagwell.

President's Report: President Tom Majcen reported that he has received several phone calls about transients living south of the fence between King Soopers and adjacent residents' homes. The HOA does not handle problems like this so he suggested that the homeowners call the Jeffco Sheriff's Office.

Approval of the Minutes: A concern was brought up by a Board member about the discussion of the timeframe used for Covenant violations at the last meeting. The concern was that the timeframe listed in the Minutes conflicted with the information in the Covenant Rules and Regulations. The rest of the Board decided that specifying the timeframe for Covenant violation actions to take place does not conflict with what is listed in the Rules and Regulations. A motion was made and passed unanimously by the Board to approve the January 11th Board Meeting Minutes.

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 January 2018 report as submitted. Gary reported that he had received a letter from Bank of the West indicating that the HOA might have a service charge on its bank account. However, another Board member indicated that the HOA had received this letter in error. Gary will follow up with the bank to verify that the letter was sent in error.

Dues Report: Presently, 405 (53.5%) of the households have paid their annual CKS/E Homeowners' Association dues, compared to 417 (54.9%) at this time last year.

Special Events:

- 1) Easter Egg Hunt: Plans are continuing so that everything is ready for the Easter Egg Hunt to be held on March 31st at West Laurel Park. Once again, there will be six different age-based hunts, prizes, face painting and games. Look for the flyer in this Scroll.
- 2) Clean-Up Day: Look for more information in this Scroll.

Membership/Blockworkers: Nothing to report.

Traffic and Streets: There are no signs currently marking the left turn lanes from both W. Fairview Dr. and W. Canyon Ave. onto S. Pierce St. Annie Berger has been working with Jeffco Traffic and Engineering to get the signs installed. She reported that the new signs should be installed within a couple of weeks. There is also a very confusing sign at the intersection of W. Bowles Ave. and W. Long Dr. The sign contradicts the signage

painted on the pavement that can be a potential safety concern for drivers. Annie is also working to get this sign fixed.

COHOPE: Tom reported that there is a new sheriff assigned to our area.

Parks: See the separate report in this Scroll.

ACC: See the separate report in this Scroll.

Old Business:

- 1) There were no miscellaneous invoices that needed to be presented to the Board.
- 2) The Board held a discussion about what questions should be sent to the HOA's lawyer so that the Board can get more information on ideas on how to update the Rules and Regulations, as well as updating the website. The Board decided to send several questions to the HOA lawyer to find out how the Covenant Rules and Regulations can be modified and clarified.
- 3) Secretary Becky Englebright reported that the Dues Reminder letters have been sent to Colorado Data Mail for printing and mailing. The letters should be mailed about February 15th.
- 4) The Board voted to slightly change the monthly publishing date for the Scroll. The change in publishing dates will not, however, change when Blockworkers should get the Scrolls to the residents in their areas. Residents should still expect to see their Scrolls by the 1st of each month.
- 5) Gary presented the change to files on the HOA website. He sent the 2017-2018 budget and the 2017 Profit and Loss YTD Comparison Reports to the Webmaster for inclusion on the website. He will verify that the files were added properly and report back at the next meeting.

New Business:

- 1) Tom reported that the solar light at W. Chatfield Ave. and S. Upham St. needs to be replaced. The solar light at S. Webster St. and W. Ken Caryl Ave. needs a new battery. Several other lights also will need batteries soon. Tom made a motion that \$800 be approved to purchase one new unit and four new batteries. The motion was approved unanimously.
- 2) Covenant Enforcement actions: Four covenant violations were closed. One address received a Covenant violation letter about a problem on their property. So far, nothing has been done to fix the problem. The Board approved a motion that the HOA lawyer send a Demand Letter if the violation is not corrected by February 11th.
- 3) Tom asked Gary if there would be enough funds in the bank so that the Board could consider replacing the S. Yarrow St. fence this year. Gary will review the financial status and report back.

The next ACC Project Request meeting will be on March 8th at 6:30 pm, followed by the Board meeting at 7 pm at Deer Creek Community Church.

The meeting was adjourned at 8:40 pm.

- Becky Englebright, Secretary