

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

The meeting was called to order at 7:00 pm.

Board members present: Tom Majcen, Gary Englebright, Kristi Zakrzewski, Anders Frederiksen, Loreen Hannan and Becky Englebright.

Residents present: Herb McChrystal.

President's Report: Nothing to report.

Approval of the Minutes: The October 11th 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 October 2018 report as submitted.

Dues Report: Presently, 323 (42.5%) of the households have paid their annual CKS/E Homeowners' Association dues, compared to 326 (42.9%) at this time last year.

Special Events:

Plans for the Holiday Lighting Contest are proceeding on schedule. Judges have been identified and two of our neighbors have volunteered to get prizes from neighborhood businesses.

Membership/Blockworkers: Nothing to report.

Traffic and Streets: Nothing to report.

COHOPE: Tom Majcen and Gary attended the COHOPE meeting on November 7th. The speaker was Capt. J.D. Jepkema of the Jefferson County Sheriff's Office. A report on this meeting will be in an upcoming Scroll.

Parks: Nothing to report.

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) None.

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

a) None.

The Board approved closing three violations:

- a) S. Wadsworth Ct.
- b) S. Quay Ct.
- c) S. Saulsbury Way

The Board had Altitude Community Law send one Demand letter:

- a) W. David Dr.

Old Business:

- 1) The October invoice received from the Altitude Community Law firm was \$408. A motion was made and passed to pay the Altitude Community Law invoice.
- 2) A discussion was held about the Altitude Community invoice. A motion was made and passed that if the invoice is within the budgeted amount, no motion will be needed to approve the invoice, but the invoice would still be presented each month.

New Business:

- 1) A discussion was held about whether the dues go with a residence or with an owner. After some discussion, a motion was made and passed to specify that the dues will be attached to the residence. This means that, if the seller has paid their dues, the new owner does not have to pay dues.
- 2) A discussion was also held about whether the dues should be prorated depending on when during the year new neighbors move into the neighborhood. A motion was made and passed to not prorate the dues depending on the move-in date.
- 3) Secretary Becky Englebright suggested recommendations to change the new neighbor welcome letter that gets delivered to all new neighbors. After some discussion about the changes, a motion was made and passed that the changes be accepted.
- 4) Gary is leading the effort to update the HOA files that are included in the neighborhood directory. He presented his plan for how he wants to approach making these changes. After he explained how he would like to do this, the Board approved the plan.
- 5) Since there have been a number of comments from residents that they cannot find the Project Request form on the website, the Board has decided to make some changes to the website. Becky presented ideas for simplifying the webpage so that such things as the Project Request forms and the approved roofing materials are easier to find. A motion was made and passed to pursue having our Webmaster make these changes.
- 6) The lottery ticket drawing was held. The winners are Katie and Jonathan Shulman and Char Nelson. Congratulations!
- 7) The Board was presented with information returned on the volunteer forms.
- 8) Becky gave dates to the Board when articles will be due for the December and January Scrolls.
- 9) A homeowner asked if there was any place where crime statistics are regularly posted. The HOA Board does not have access to these statistics. However, the Jeffco Sheriff's Office uses Nextdoor.com to post the relevant information.

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

The meeting was adjourned 8:27 pm.

- **Becky Englebright, Secretary**