

Minutes of HOA Meeting
CKS/E HOA Monthly Meeting
2-8-07
Recorded by Mavis Kacena

Meeting called to order at 7:00 p.m. by Vice President Jo Teague.

Board members present: Larry Major, Jo Teague, Al Nemes, David Simpson, Heather Robinson, Dan Tillapaugh, and Mavis Kacena

Residents present: Val Bena, Bill Kacena, Bill and Charlotte Bagwell, Dave Maas, and John Works

President's report given by Jo Teague: Jo-Anne' Anderson thanked Larry Major and Jo Teague for taking down all the entrance holiday decorations and returning the boxes to the storage unit. She received a phone call from the Jefferson County Sheriff's office inquiring if there was anything happening in our HOA or area that might need their services. Jo-Anne' Anderson signed the 2007 Legal Services Agreement with HindmanSanchez and mailed it to their office. She called a local realtor who had "no covenants" listed in advertising and requested it be removed since we are a covenant enforced community and the covenants are recorded with Jefferson County. She also called a realtor with a listing on W. Clifton Avenue who was using the phrase "RV/Boat Storage" in his advertising. It turned out he was also the owner and agreed to remove the wording from his listing.

Minutes of the January 11, 2007, meeting were approved as printed.

Treasurer's report: Approved as submitted. See report listed separately in this Scroll. Previous treasurer Bill Bagwell publicly commended Frank Shelledy's work as the new treasurer.

Parks: No report.

ACC: See report listed separately in this Scroll.

Membership/Blockworkers: Charlotte Bagwell reported that as of February 8, there were 528 residents who have paid dues. Of those, 79 have paid since the reminder letters were sent. Ten new neighbors have moved into the area and their information is needed for the new directory. Parts of the directory are still being revised but the document should be ready for publication soon.

Traffic: David Simpson reported trash pick-up is getting better. Some residents still need to shovel their walks. Brought up for discussion was whether snow removal by residents should be part of the governing documents for the neighborhood. It was decided enforcement would be a nightmare for the small volunteer board. David Simpson will check with the sheriff's office about enforcement and Larry Major will check with COHOPE and the county. Also discussed was the possibility of hiring private contractors to clear streets. There are many legal and liability issues associated with such a proposal so it was dropped. David Simpson is still looking into finding responsible parties for perimeter maintenance.

COHOPE: See report listed separately in this Scroll.

Old Business: Larry Major showed one of the newly completed "Covenant Controlled Community" signs. He and Jo Anne' Anderson will use it to determine placement location on the various entrance monuments. The signs will be installed by the company as weather permits. In response to questions, the board explained the decision not to include "no soliciting" on signs. No solicitation rules are not enforceable and the board did not want to discourage neighborhood youth (Girl Scouts, sports teams, etc.). Bill Bagwell reported that the special meeting is scheduled for March 8 at 6:45 p.m. Ballots will be available at the meeting. Attendance in person or by proxy is required by twenty percent of the paid HOA members. It was suggested that further clarification of the issue should be included in an article in the Scroll. (As presently stated, the covenants can't be changed for thirty years. The repair will provide a mechanism to allow changes if approved by a majority of homeowners.) Jo Teague will draft an article for the Scroll. Bill Bagwell will check with the attorney to clarify the method of counting. Al Nemes reported that the HOA attorney drafted a demand letter for RV violations and a resolution. He will distribute the drafts to the board and then each will be voted upon. Jo Teague reported that the West Laural Park field has been reserved for April 7 (Saturday before Easter) to hold the annual Easter egg hunt. He and Annie Berger will do most of the work but a third co-chairman is needed to learn the process and then take over for next year. Charlotte Bagwell notified the church and the adjacent neighbor of the decision not to pursue an entrance sign at Clifton Place. Jo Teague will order the Chatfield Estates lettering for the South Upham entrance and install it when the weather improves. There is no update on the shopping center development.

New Business: None.

Meeting adjourned at 8:00 p.m.