

Minutes of HOA Meeting  
CKS/E HOA Monthly Meeting  
6-8-2006  
Recorded by Mavis Kacena

Meeting called to order at 7:21 p.m. by acting chair, Jo Teague.  
Board Members present: Larry Major, Jo Teague, Bill Bagwell, and Mavis Kacena

Residents present: Charlotte Bagwell, Val Bena, Kay Clark, Bill Kacena, Mert and Mary Leeper, Kim and Dan Glassett, Ron Meyer, John and Julie Works, and Kathy Hofstra

President's report by Jo Teague: There was no meeting on May 11th due to a lack of a quorum. On behalf of the Board and CKS/E HOA, Jo-Anne' Anderson wrote a letter to the Denver Water Board requesting approval of an easement for the construction of a brick entrance sign at W. Clifton Place just east of S. Quay. Received FasTracks informational correspondence from RTD. Jo-Anne' Anderson is contacting sign companies to add the words Chatfield Estates to the entry sign at S. Upham and W. Chatfield. Minutes of April 13, 2006, meeting were approved as corrected. (Corrected minutes have been posted to the official website.)

Treasurer's report: Accepted. See report listed separately in this Scroll.

Parks: See report listed separately in this Scroll. It was suggested that a letter be sent thanking residents who participated in the spring neighborhood beautification.

ACC: See report listed separately in this Scroll.

Membership/Blockworkers: This position is still vacant. Charlotte Bagwell reported that 570 residents (75%) have paid dues. The Fays were recognized for their early completion of the June Scroll so that blockworkers were able to deliver it in a timely manner. Thirty-five houses have been put on the market in the neighborhood since March. Twelve have sold. Welcome packets have been delivered to new residents.

Traffic: This position is still vacant. See report by Val Bena printed separately in this Scroll.

COHOPE: See report listed separately in this Scroll.

Old Business: Larry Major will continue to get bids for "Covenant Enforced Community" signs to be placed on masonry work at the entrances. The one bid received was high. Kathy Hofstra reported that twenty-nine residents participated in the annual garage sale. Signs and boxes with maps were placed near the entrances. The good weather contributed to a successful event. Larry Major reported that the proposed development in the King Soopers shopping center is progressing, the carwash has received all necessary permits. Walgreens is about two weeks from completing the process. The developer needs to finish the infrastructure.

New Business: Bill Bagwell moved to amend the bylaws with the following addition to Article 1: "Association membership for our homeowners is voluntary rather than mandatory. For that reason, the Association is not a Common Interest Community and is not regulated by the Colorado Common Interest Ownership Act. However, applicable provisions of Colorado State Law 05-100, effective June, 2005, have been incorporated into these provisions as guidance rather than for compliance." Motion seconded and passed. Charlotte Bagwell and Val Bena are waiting for a response from the Denver Water Board approving the proposal to erect a brick neighborhood sign at the W. Clifton Place entrance on Deer Creek Church property. Further estimates indicate the sign may cost in the

\$15-20,000 range. They will obtain additional information from the Jefferson County Planning and Zoning Commission. Charlotte Bagwell will chair a committee to seek candidates for the 2006-2007 board election. Bill Kacena will help. All residents are encouraged to become involved. Candidate statements are needed by August 15th. Larry Major, Jo-Anne' and David Anderson, Bill and Mavis Kacena, and Jo Teague volunteered to replace shrubs at the South Upham and West Chatfield entrance. Christine Tolbert was thanked for taking over the responsibility of placing notification signs at the entrances. Bill Bagwell will research the possibility of hiring clean-up of dog droppings in the open space areas.

Meeting adjourned at 8:39 p.m.