

Minutes of CKS/E HOA Special Meeting
and Monthly Meeting
3-8-07
Recorded by Mavis Kacena

Special meeting called to order at 6:45 p.m.

Board members present: Jo-Anne' Anderson, Frank Shelledy, Jo Teague, Al Nemes, David Simpson, Dan Tillapaugh, and Mavis Kacena

Residents present: Bill and Charlotte Bagwell, Kay Clark, Marti Shelledy, Sam Wright, Tony and Jean Miklebost, Brad Connor, Costa and Wilma Dunias, Riggs Smith, Lil and Joy Rodaway, Jay Burnside, Ken and Jolene Fay, Sam Wolfson, Carol and John Scarpitti, Dick and Joyce Lazzeri, Bernie Sebastian, Al Luka, Scott and Cathy Manley, Mike and Jennifer Burris, Kathy Hofstra, and John Works

Bill Bagwell explained the background of the proposed change to the Articles of Incorporation. As written and recorded in 2002, no changes could be made to the covenants for thirty years. To allow the association to be responsive to homeowners, the HOA attorney researched then drafted the amendment as presented on the ballot. Residents asked clarifying questions, suggested it take a 2/3 majority to change covenants, etc. Because none of the present members were on the board at the time, former board member John Works answered questions about the history of the 2002 document. Kay Clark and Charlotte Bagwell acted as counters and verified that voters were paid members of the association. A quorum of 110 ballots (20% of the 550 paid members) was required to change the Articles of Incorporation. The results were 150 yes, 18 no and 2 abstentions so the proposal passed with a majority of the votes cast.

The special meeting was adjourned at 7:27 p.m.

Regular meeting called to order at 7:37 p.m.

President's report: Jo-Anne' Anderson received a letter from "concerned homeowners" regarding continuing possible covenant violations on S. Reed Ct. The letter was referred to the ACC. A volunteer is still needed to fill the open seat of Special Events Chair. You do not need to be a board member to help in this position. Jo-Anne' Anderson expressed a huge thanks to all who worked hard to put the ballot together and distribute it to homeowners. She also thanked the Scroll editors for their accurate and timely work, the blockworkers and all who returned the ballot or came to the meeting. Jo-Anne' Anderson thanked Jo Teague for sitting in as president while she was out of town last month. Minutes of the February 8, 2007, meeting were approved as printed.

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

Parks: Kathy Hofstra reported that the annual neighborhood clean-up will be scheduled and information put in the Scroll. Let her know of areas or things that need to be done. Kathy Hofstra will meet with Foothills concerning removal of the broken evergreens across from Dairy Queen. The utilities will be marked at the corner of Ken Caryl and Pierce when the weather is better and then suitable plantings can be considered.

ACC: See report listed separately in this Scroll.

Membership/Blockworkers: Charlotte Bagwell reported that there are 550 paid members. Last year's total was 578. The hope is to at least match that. Last minute information is still being received for the new directory but the goal is to have it printed and delivered with the next Scroll.

Traffic: David Simpson reported trash pick-up has improved. He learned the following have responsibility for perimeter maintenance: Wadsworth = CDOT; Ken Caryl and Pierce = Foothills and Urban Drainage; Chatfield = the homeowners who back to it.

COHOPE: No report.

Old Business: The Covenant Controlled Community signs have been installed on all but one entry monument. The location of the sign at the Columbine Estates entrance is not satisfactory. The board approved changing the location and John Works will move it to the position of the previous sign. Jo Teague reported that the annual Easter egg hunt is scheduled for April 7. He, Annie Berger and Sheri Bruno will organize the event. A few other people have volunteered to help but more are needed. Jo Teague reported that the letters to add "Chatfield Estates" to the Upham entry monument have been ordered but have not arrived. Jo-Anne' Anderson reported that the Walgreens is open and there is no additional update on the shopping center.

Al Nemes reported that the attorney drafted a resolution defining "screened from view". The board passed the resolution and it is printed elsewhere in this Scroll. The board also approved having the attorney send demand letters to the seven existing RV violations at a cost of \$220 each. Residents present mentioned that neighbors could help the ACC by reporting covenant violations and concerns.

New Business: Residents requested that the whole Scroll be placed on the website. Jo-Anne' Anderson will check into the possibility of having that done. Scott Manley suggested that the attorney be present to answer questions at any future special meetings. It was considered a good idea. There was speculation that the attorney's fee might be substantial to attend one meeting.

Meeting adjourned at 8:25 p.m.