

CKSII HOA Board Meeting Minutes from May 9, 2023

Call to Order: President Tom Schicktanz called the HOA Board of Directors meeting to order at 7:04pm. Board members Tom Schicktanz, Bob Haberkorn, Bob Pellegrini, Mike Tignanelli, Chris Reynolds, Matt Lawicki and Andi Elkins were in attendance, confirming a quorum. Marcus Wile from the Orten Cavanagh Holmes and Hunt law firm joined. Mark Dougal from Keystone Denver Property Management also attended.

Approval of Minutes: In reviewing the March 14, 2023 Minutes, Tom suggested some changes to the first bullet of the Old Business section, clarifying the names of the sections of the Standards document the Board created. A motion was made by Tom Schicktanz and seconded by Chris Reynolds to accept the March 14, 2023 Board meeting minutes with these changes. The motion to approve the minutes with these changes was passed unanimously by the Board.

New Business

Discussion about and adoption of the Architectural and Community Standards. Tom stated that we received great feedback that we need to review and process so we will not attempt to adopt the Architectural and Community Design Standards in the May 9 meeting. We had over 30 members on the call so we moved directly into the Home Owner Forum. We received good feedback including:

- Provide more context about the history of the Architectural and Community Standards and what prompted the board to write them
- Discussed why we created the Standards rather than trying to change the covenants.
- Moving forward, we need to set a schedule of events and give more time to review the standards (at least 30 days)
- Have the board specify in more detail what is missing in the covenants (which prompted the creation of the Standards). Also, suggested that we leave out issues defined by the county code, because that is redundant.
- One homeowner requested that the board describe their strategy for enforcing issues, perhaps in an upcoming newsletter.
- We should mail the Architectural and Community Standards to all homeowners rather than relying on email.
- A number of people showed up at Coronado Elementary for the meeting, not aware that it was an online meeting.

Treasurer's Financial Reports

Bob Haberkorn reported on the April 2023 Financials as prepared by Keystone. We continue to run very close to budget, even slightly under budget because we haven't been hit with excessive fuel charge fees from Waste Management.

Management Report

- Mark Dougal from Keystone Property Management reported that the company will begin more frequent inspections as the busy spring season has started.
- The 2023 HOA membership (year to date) totaled: 387 homeowners, with 187 permanent members, 200 voluntary members and 144 non-members.
- Home resales from March 14 – May 3, 2023: We had one closed and none pending.
- Violations Processed: 2 created, 15 closed, 0 escalated, 0 re-opened. A total of 4 remain open.

ACC Reports

Mark Dougal from Keystone Property Management reported March 14 – May 3, 2023 ACC Requests. We had 18 approved, 5 pending, 6 on hold for more information, 0 withdrawn, and 0 declined.

Committee Reports

- ACC Committee Reports – Bob Pellegrini gave an update that ACC requests are picking up at this time of year. He thanked Matt L. who picked up the slack in reviewing new requests, which helped us get caught up. One issue we seem to have with ACC requests: people are very vague, not providing a lot of information which requires follow up from the ACC and delays the approval.
- Social Committee Reports – Prepping for Rolling into Summer event on Jun 4 with a meeting coming up this week. Flyers for the Paint Recycling event will go out on or around June 1. See the website (www.cksii.org) for other upcoming events including:
 - Sunday June 4 - Rolling Into Summer, Bike Parade & Car Show
 - June 17 - Paint Recycling Event
 - Friday June 23 & Saturday June 24 - Community Garage Sale
 - Wednesday June 28 - Waste Management Bulk Item Pickup
 - Friday August 18 - Music and Movie in the Park
 - September 9 - Ewaste & Shredding Event
 - Sunday December 17 - Parade of Lights through CKSII
- Welcome Committee Report – Delivered four boxes to new home owners in May. The team has gathered goodies from local businesses to give out.
- Landscape Committee Report – Stephanie Haberkorn, the Landscape Committee Chair, found a company to do the spring cleanup at the entrances at S Yukon Way and W Chatfield Ave. They will do it within our allotted budget. Because we have already approved the expenditure, the Board agreed to move forward with engaging the company.

Homeowner Forum

See New Business.

Future Meeting Dates

The next open Board meeting will occur using Zoom on Tuesday July 11, 2023 at 7PM. Check www.cksii.org for the meeting link.

With no additional business, Tom adjourned the meeting at 8:13pm.