

CKSII HOA Board Meeting Minutes from November 09, 2021

Call to Order: President Tom Schicktanz called the HOA Board of Directors meeting to order at 7:55pm. Existing Board members Elizabeth Nelson-Hulse, and Bob Haberkorn were in attendance; as well as newly elected Board members Chris Reynolds, Paul Peck, and Andi Elkins, confirming a quorum. Greg Bishop from Maximum Property Management also attended.

Approval of Minutes: A motion was made by Tom and seconded by Elizabeth to accept the September 14, 2021 minutes with a minor change to deleting a reference to a Budget Planning Meeting and the reference to the Dec 7 meeting that was moved to Nov 9. The motion was passed unanimously by the Board.

Old Business

- Shade Structure Status – The permit is still in a review process with the Plan Review Department of the State of CO. The shade structure can be installed shortly after the permit is obtained. However, at this point we still don't have a timeframe for when the permit will be completed.

New Business

- Select 2021-2022 Board Officers – Tom made a motion for Elizabeth to assume the Vice President role and Chris seconded it. Tom also moved that Chris stay on as Secretary and Bob seconded the motion. Chris made a motion to nominate Tom to stay on as President and Elizabeth seconded. The board voted on these officers and it was approved unanimously.
- 2021-2022 Architecture Committee – Tom proposed that the ACC Chair be a board member and that we seek other ACC members, who are not board members, to comprise the ACC. Tom has at least one person in mind who we could invite to the January 11 meeting. Elizabeth nominated Bob Pellegrini as the ACC Board Chair and Bob seconded it. Tom motioned that we remove Josh as ACC Chairman and Andi seconded it. The Board voted and the motion passed unanimously. Greg, Chris, and Tom will meet with Bob to help transition him to the role. For the interim, Elizabeth and Paul will remain on the ACC.
- 2022 Annual Membership Dues Statements & Payments – Maximum will mail an introductory letter explaining the introduction of the online portal for members to make online payments. They will also receive their statement which has annual HOA charge and an optional trash charge. In future years, they can opt in to electronic only and eliminate the paper/mail.
- Tom introduced a potential Community Funding project that will add outside picnic tables and trash cans under the shade structures. The Board will consider this proposal when more details are available.
- Confirm 2022 Board Meeting Dates – The Board proposed staying with the current cadence of meeting on the second Tuesday of the month in January, March, May, July, Sept, and Nov (including Annual meeting). Tom made a motion to accept these dates and Elizabeth seconded it. The Board voted unanimously to pass the motion. The approved meeting dates are:
 - Tues., 1/11/22, 7 p.m. Board meeting via Zoom
 - Tues., 3/8/22, 7 p.m. Board meeting via Zoom
 - Tues., 5/10/22, 7 p.m. Board meeting via Zoom
 - Tues., 7/12/22, TBD - either via Zoom or Coronado outdoor picnic structure
 - Tues., 9/13/22, 7 p.m. Board meeting via Zoom
 - Tues., 11/8/22 7 p.m. Annual board meeting - Coronado Elementary

Treasurer's Financial Reports

- Bob and Greg reviewed the September and October financials as prepared by Maximum.
- The budget is trending at about 82% of plan. The management company continues to work with Shred-It (the vendor who provided paper-shredding services) to solve the discrepancy between the quote, the invoice, and the payment.

Management Report

- Greg Bishop from Maximum Property Management reported the HOA membership total at 385 homeowners, with 174 permanent members, 211 voluntary members and 146 non-members. All Permanent Members have paid 2021 dues and all are current in HOA payments.
- Home resales: We had 6 closed and processed, 1 pending with status letter.
- Violations Processed: 14 created, 11 closed, 3 escalated, 1 re-opened.

ACC Reports

- Greg Bishop from Maximum Property Management reported September & October 2021 ACC Requests. We had 16 new requests, 15 approved, 0 pending, 1 on hold for more information, and 0 declined.

Welcome Committee/Social Committee

- The Parade of Lights scheduled **for Dec 4, 2021!** See the November Newsletter (or the CKSII website) for details such as start time and parade route. For those participating in the parade, there will be a party at Coronado at the end of the parade.
- Holiday Decorating Contest – see website for details on how to nominate your home, volunteer as a judge, and/or vote for the best decorated homes in CKSII. There are three great prizes for winners!

Homeowner Forum

Need some clarification about trash and recycling pickup as it seems Waste Management may not be following our contract.

Future Meeting Dates

- Monthly Board Meeting: January 11, 2022 at 7pm on Zoom. Check www.cksii.org for the meeting link.

With no additional business, Tom adjourned the meeting at 8:54pm.