

**Smoky Hill HOA**  
**Board of Directors Monthly Meeting**  
**April 12, 2022**  
**Approved**

The Smoky Hill Homeowners Association Meeting was held virtually and in person. Notice and instructions were emailed to owners and on the Association's website.

**Board Members present:** Darwin Johnston, Kim Williams, Caryn Winkler, Carl Schuldies, Jeanne Whitehill, Chris Brown, and Joey Pacheco.

**Smoky Hill HOA Agent present:** Shannon Torgerson – Cherry Creek HOA Professionals

**Attendance:** 18 homeowners were in attendance.

**Call to Order**

Ms. Torgerson called the monthly Smoky Hill Homeowners Association meeting to order at 6:32 PM.

**Approval of Meeting Minutes**

The March 8, 2022 meeting minutes were reviewed. Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the Board approved the minutes from the March 8, 2022 as presented.

**Financial Report**

**Financial Statements for the Period Ended March 31, 2022** – Following discussion, upon a motion made by Caryn, seconded by Kim and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended March 31, 2022 as presented and subject to audit.

**Invoice Approval** – Following discussion, upon a motion made by Kim, seconded by Darwin and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$7,405.90.

Caryn recommended that the Board challenge current legal counsel for the current invoices awaiting approval in Strongroom, noting that a lot of the work being completed by a \$300.00 an hour attorney can likely be completed by a paralegal at a third of the cost. In addition, information and recommendations to the Architectural Guidelines were out of date and lacked relevance to the community.

**Architectural Review Committee Report**

**Architectural Request Submissions** – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 9 days. Owners are encouraged to provide as much information as possible to ensure a timely review.

**Violation Report** – The Board reviewed the violation summary in detail.

**Homeowner Forum** – Those in attendance thanked the current Board for their hard work and dedication to the Smoky Hill community.

**Unfinished Business or Discussion Items** – there was no unfinished business or discussion items.

**New Business** - There was no new business to discuss.

**Adjournment**

With no further business to discuss, upon a motion made by Joey, seconded by Darwin and upon vote, unanimously carried, the meeting was adjourned at 6:59pm. The next meeting will be held via Zoom on Tuesday, May 10, 2022 at 6:30 p.m.