

**Smoky Hill HOA**  
**Board of Directors Monthly Meeting**  
**April 14, 2020**  
**Approved**

The Smoky Hill Homeowners Association Meeting was held virtually as a Zoom webinar. Notice and instructions were emailed to owners, posted at the clubhouse and on the Association's website.

**Board Members present:** Caryn Winkler, Judy Sharp, Darwin Johnston, Kim Williams, Rodger Robertson and Steve Clerkin were present.

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

**Attendance:** Sign in sheet is available upon request – 16 homeowners were in attendance.

**Call to Order**

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 6:31 PM.

**Meeting Minutes Review**

The March 10, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Kim, seconded by Rodger and, upon vote, unanimously carried, the minutes from the March 10, 2020 Board meeting were approved as amended.

**Financial Report**

**Financial Statements for the Period Ended March 31, 2020** – Shannon presented the Association's March 31, 2020 financial balance sheet showing \$59,713.15 in the operating account and \$104,299.45 in the reserves account with cash assets totaling \$164,012.60. It was noted management is monitoring budget items that are either over budget or under budget by \$1000.00. Following discussion, upon a motion made by Steve, seconded by Rodger and, upon vote, unanimously carried, the Board approved the financial statements for the period ended March 31, 2020 subject to audit.

**Invoice Approval** – Shannon reviewed accounts payable and noted 4 invoices totaling \$7,399.24 were available for approval and signature. 2 additional invoices totaling \$3,011.42 were submitted for payment electronically. Following discussion, upon a motion made by Kim, seconded by Rodger and, upon vote unanimously carried, the Board approved the invoices presented for payment.

**Architectural Review Committee Report**

**Architectural Request Submissions** – Shannon noted there were 8 applications submitted for decision by the Committee since the last meeting. On average, applications are taking 6 days for a decision to be made.

**Violation Report** – Kim noted that there were 167 violations open as of April 9, 2020 and that of these, 112 were on spring hold. The Board noted they are reviewing individual violations, especially those that are high dollar repairs that are needed, to not burden owners who may be struggling. Shannon noted she will be on property during the day on April 15 to review homes.

**Smoky Hill Metro District** – There was no update from the Metropolitan District Board of Directors.

#### **Homeowner Forum**

- An owner submitted a recommendation via email prior to the meeting regarding updating social activities and providing service links on the Association’s website. The Board thanked the owner for the suggestions and requested management work on the links.
- An owner requested information via email regarding potential lawn violations that have or will occur because of the TING internet installation throughout the community. Shannon noted the response to the owner was that if the lawn is in disrepair due to the installation, the owner will need to respond to any violation letters sent so it could be noted on the account and placed on hold to allow TING to make the necessary repairs.

#### **Unfinished Business or Discussion Items**

**Concrete Replacement Guideline Discussion** – The Board will discuss this matter further at the next meeting as Rodger is finalizing the document for the Board’s review.

**2020 Dumpster Day** – The Board noted that the spring dumpster day is scheduled to take place on Saturday, May 16, 2020 from 8 am to 2 pm. The event will proceed unless it is cancelled based on restrictions in place by local and state government. If it is cancelled, there is no make up date scheduled due to restrictions of using the clubhouse parking lot during the pool season.

#### **New Business**

**Vial Fotheringham 2020 Hourly Rate Increase** – Caryn noted she would like to know exact hourly rates for Vial Fotheringham, not a range of increases, and will request the information directly from the firm.

**Annual Meeting Update** – The earliest the Annual Meeting will take place is Tuesday, June 10, 2020 at 7:00 pm, but will also depend on the gathering restrictions in place. Notice will be mailed to all owners in accordance with the Association’s documents once the date has been set.

#### **Executive Session**

The Board entered Executive Session at 7:21 to discuss collection activities and covenant violations.

The Board exited Executive Session at 7:40 pm.

A motion was made by Rodger, seconded by Steve and, upon vote, unanimously carried, to take the following actions:

- Account 5801– write off \$112.00 in legal fees from the account.
- Account 6001 – enter a payment plan to pay off the balance due of \$163.00.
- Account 0701 – the home has been painted per the Agreement. The owner needs to pay the balance due.

**Adjournment**

With no further business to discuss, upon a motion made by Steve, seconded by Rodger and, upon vote, unanimously carried, the meeting was adjourned at 7:41 PM. The next meeting is scheduled for Tuesday, May 13, 2020 at 6:30 PM.

APPROVED