

**Smoky Hill HOA**  
**Board of Directors Monthly Meeting**  
**August 9, 2022**

The Smoky Hill Homeowners Association Meeting was held virtually via Zoom. Notice and instructions were emailed to owners.

**Board Members present:** Darwin Johnston, Jeanne Whitehill, Ben Steffey, Mike Limke, Jeff Cox, Carl Schuldies, and Craig Maroney.

**Vendors present:** Dave Prieto and Shannon Torgerson of Cherry Creek HOA Professionals and Travis Keenan of Winzenburg, Leff, Purvis & Payne, LLP.

**Attendance:** 13 homeowners were in attendance.

**Call to Order**

Darwin called the monthly Smoky Hill Homeowners Association meeting to order at 6:30 pm.

**Approval of Meeting Minutes**

The June 14, 2022 meeting minutes were reviewed. Following discussion, upon a motion made by Carl, seconded by Darwin and, upon vote, unanimously carried, the Board approved the minutes from the June 14, 2022 as presented.

**Financial Report**

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

**Invoice Approval** – Following discussion, upon a motion made by Jeff, seconded by Darwin and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$16,362.14.

**Social Committee Report**

Carl provided an update from the social committee regarding a successful 4<sup>th</sup> of July event and over 100 Smoky Hill residents interested in joining a club. Following discussion, upon a motion made by Jeff, seconded by Jeanne and, unanimously carried, the Board approved the expenditure of \$10.00 per month and a damage deposit of \$250.00 for use of the Smoky Hill clubhouse.

Carl also indicated he has met with the Southeast Metro Storm Water Authority to discuss the beautification of the Coyote Crossing drainage area. Jeff indicated he may have trees to donate to the project if approved by SEMSWA.

The next event is scheduled for September 4 and is an ice cream social.

**Architectural Review Committee Report**

**Architectural Request Submissions** – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 6 days. Owners are encouraged to provide as much information as possible to ensure a timely review.

Jeanne made a motion to change the voting members of the ARC if voting issues continue. After discussion, the motion was rescinded.

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

**Homeowner Forum** – There is a Smoky Hill Metro District meeting scheduled for August 22 where Councilwoman Marlo Alston will be in attendance to discuss the anticipated widening of Smoky Hill Road.

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

**Architectural Design Guidelines, Rules and Regulations** – Following discussion, upon motion made by Jeff, seconded by Craig and, upon vote, carried by a vote of 6-1-0 with Jeanne voting against, the Board decided to hold off on amending the Architectural Design Guidelines, Rules and Regulations.

**Document Amendment Committee** – Following discussion, upon a motion made by Carl, seconded by Jeanne and, upon vote, carried by a vote of 5-1-1 with Jeff voting against and Craig abstaining, the Board appointed Mike, Carl, Darwin and Jeff to review the Association’s Legal Documents and recommend changes to the Board.

**HB22-1137 Amended Policies** – Travis Keenan of Winzenburg, Leff, Purvis & Payne, LLP reviewed the required changes to the Collections, Conduct of Meetings and Covenant Enforcement Policies due to HB22-1137 being signed into law by Governor Polis. Following discussion, upon a motion made by Darwin, seconded by Carl and, upon vote, unanimously carried, the Board approved the amended policies as discussed. Upon further discussion, upon a motion made by Jeanne, seconded by Carl and, upon vote, carried by a vote of 5-2-0 with Jeff and Darwin abstaining, the Board approved the removal of the prohibition to record meetings from the Conduct of Meetings Policy.

As part of the discussion regarding the changes to the Collections Policy, Dave Prieto explained the Association will likely see a significant increase in costs related to the required posting of delinquency notices on individual homes and having to send the notices out via certified mail, return receipt requested.

### **New Business**

**2021 Draft Audit and Representation Letter** – Following discussion, upon a motion made by Carl, seconded by Darwin and, upon vote, unanimously carried, the Board approved the audit and the execution of the representation letter for the auditor.

### **Executive Session**

With no further business to discuss, upon a motion made by Darwin, seconded by Ben and upon vote, unanimously carried, the meeting was adjourned into executive session at 8:24 pm.

**Adjournment**

Following discussion, upon a motion made by Mike, seconded by Jeff and, upon vote, unanimously carried, the meeting was adjourned at 8:59 pm.