

**Smoky Hill HOA
Board of Directors Monthly Meeting
August 10, 2021
Approved**

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

Board Members present: Darwin Johnson, Caryn Winkler, Kim Williams, Christopher Brown, and Carl Schuldies.

Smoky Hill HOA Agent present: Shannon Torgerson and Cori Tiffany – Cherry Creek HOA Professionals

Attendance: The sign in sheet is available upon request – 11 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 July 13, 2021 meeting minutes were reviewed. Following discussion, upon a motion made by Chris, seconded by Carl and, upon vote, unanimously carried, the minutes from the July 10, 2021 meeting were approved as presented.

Financial Report

The Board will review the financial statements for the periods ended June 30, 2021 and July 31, 2021 at the September Board meeting.

Invoice Approval – Following discussion, upon a motion made by Caryn, seconded by Chris and, upon vote, unanimously carried, the Board approved the invoices presented in Strongroom totaling \$4328.17 for the month of August 2021.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 7 days or less. Owners are encouraged to provide as much information as possible to ensure a timely review.

Violation Report – The Board reviewed the violation summary and requested Management concentrate efforts on bare areas in lawns, tree removal/pruning, tall weeds and trash cans that are left out.

Homeowner Forum – While several owners were in attendance, most wanted to discuss items already on the agenda.

Unfinished Business or Discussion Items

End of Season Movie/Late Swim Night – The Board discussed the End of Season Movie/Late Night Swim scheduled for September 6, 2021. Carol Stitt will email the Board her cheat sheet for events like this held in the past.

Group Home Discussion – The Board discussed the group home situation. Legal Counsel has provided some information on the homes; however, the Board is waiting on additional information.

Yard of the Month Guidelines – The Board discussed yard of the month guidelines and determined owners must be current in their assessments and have no open or ongoing violations. The Board will request nominations from the community during the summer and for Halloween/Holiday Season.

New Business

Covenant Compliance Inspection Policy – The Board requested Legal review the Covenant Compliance Inspection Policy as drafted and recommended by Management.

Executive Session

The Board entered Executive Session at 7:41 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:31 pm.

Adjournment

With no further business to discuss, upon a motion made by Chris, seconded by Kim and upon vote, unanimously carried, the meeting was adjourned at 8:32 pm.