

**Smoky Hill HOA
Board of Directors Monthly Meeting
August 11, 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, Darwin Johnston, Rodger Robertson, Joey Pacheco, Justin Lombardo, Clark Kitzes and Steve Clerkin were present. Kim Williams, ARC member, was also present.

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

Attendance: The sign in sheet is available upon request – 13 homeowners were in attendance.

Call to Order

Darwin called the monthly Smoky Hill Homeowners Association meeting to order at 6:34 PM.

Approval of Meeting Minutes

The July 14, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Caryn, seconded by Rodger and, upon vote, unanimously carried, the meetings from the July 14, 2020 meeting were approved as amended.

Financial Report

Financial Statements for the Period Ended July 31, 2020 – Shannon presented the Association's July 31, 2020 financial balance sheet showing \$38,510.89 in the operating account and \$104,351.61 in the reserve account with cash assets totaling \$142,862.50. It was noted management is monitoring budget items that are either over budget or under budget by \$1000.00. Questions were asked and answered regarding costs associated with Smartwebs and Non-Sufficient Fund fees. 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 July 31, 2020 subject to audit.

Invoice Approval – Shannon reviewed accounts payable and noted invoices totaling \$10,512.65 were presented for approval. These invoices are from IREA, Cherry Creek HOA Professionals and Vial Fotheringham. Following discussion, upon a motion made by Steve, seconded by Rodger and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Architectural Review Committee Report

Architectural Request Submissions – Caryn inquired how a fraudulent architectural request could be submitted without the homeowner's knowledge. David explained how the system works and will inquire if there is any way to make it more secure.

Shannon noted there were 14 applications submitted for decision by the Committee since the last meeting. On average, applications are taking 4 days for a decision to be made.

Violation Report – Shannon noted there were 270 violations open as of August 7, 2020 and that of these, 80 violations are at stage 3 or 4. 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.

The Board discussed how violations are disclosed on status letters and asked if a violation is disclosed on a status letter is it possible to send the next stage letter to the new owner if not addressed?

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

Homeowner Forum

- An owner requested he be sent an apology letter as he was incorrectly sent a violation for having a RV on his property when he does not own a RV. An apology letter will be sent to the owner for the error.

Unfinished Business or Discussion Items

Concrete Replacement Guideline Discussion – The Board reviewed the questions and comments received in relation to the concrete replacement guidelines and will be reviewing them more over the next month.

Ice Cream Social – Justin noted he would like to gauge interest in this and other social events and will work with Darwin to develop a survey to be sent out to the community.

Fall Dumpster Day – Fall Dumpster Day is tentatively scheduled for Saturday, September 19, from 8 am to 2 pm. Addition details are being considered due to social distancing and other public safety guidelines.

New Business

Full-Service Representation Agreement from VialFotheringham LLP - The Board will discuss this matter at the September meeting.

Board Member Code of Conduct Policy Review and Discussion – The Board discussed the draft Board Member Code of Conduct Policy but declined to act.

Covenant Compliance Inspection Policy Review and Discussion – The Board briefly discussed the Covenant Compliance Inspection policy when violations were discussed.

Executive Session

The Board entered Executive Session at 8:04 to discuss collection activities and covenant violations.

The Board exited Executive Session at 9:17 pm.

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

- Account 1083031501 – Write off balance of \$481.50 to bad debt.
- Account 1083013801 – Add paint to the current covenant enforcement legal suit against owner.
- Account 1083136301 – Hold off on further action surrounding the yard and weeds.
- Account 1083048301 – Close covenant enforcement matter as the front of the home has been painted and violation cured.
- Account 1083059601 – Proceed with legal suit against owner.
- Account 1083067201 – Send the owner a letter letting her know the yard must be brought up to the Association's standards no later than May 15, 2021.
- Account 1083136101 – Close covenant enforcement matter regarding weeds but warn owner they must water and reseed/sod the lawn.
- Account 1083134501 – Close covenant enforcement matter if newly laid lawn is being maintained.
- Account 1083117801 – File suit against owner for weeds, lawn and dead trees.
- Account 1083015201 – Legal Counsel to send a demand letter for the trailer and ATVs continually parked on the property.
- Account 1083089101 – Legal Counsel to send a demand letter for the non-approved house addition.
- Account 1083002101 – Legal Counsel to send a demand letter for the damaged soffit.
- Account 1083077801 – Legal Counsel to notify owner regarding soffit damage at roof line.

Adjournment

With no further business to discuss, upon a motion made by Clark, seconded by Caryn and, upon vote, unanimously carried, the meeting was adjourned at 9:17 PM. The next meeting is scheduled for Tuesday, September 8, 2020 at 6:30 PM.