

**Smoky Hill HOA  
Board of Directors Monthly Meeting  
August 13, 2019  
Approved at the Board Meeting held on September 10, 2019**

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on August 13, 2019.

**Board Members Present:** Caryn Winkler, Tom Mehl, Judy Sharp, Kim Williams, Darwin Johnston and Rodger Robertson were present. Jerry Dionisio was excused from the meeting.

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

**Attendance:** Sign in sheet is available upon request – 5 Homeowners signed in with 17 homeowners in attendance

**Call to Order**

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 6:35 PM.

**Meeting Minutes Review**

The July 9, 2019 meeting minutes were reviewed. Rodger made a motion to approve the July 9, 2019 minutes as drafted. The motion was seconded. No discussion was held and the motion passed 6-0.

**Financial Report**

- David Prieto presented the Association's current financial balance sheet showing \$3,137.92 in checking and \$141,416.48 in reserves. **Total cash assets: \$144,554.40.** On balance, the HOA is on budget for the year.
- David noted that the number of delinquent accounts declined from 123 in the prior month to 88 as of July 31. The ending balance of \$38,051.23 was lower than the previous month, however, the amounts collected in July were partially offset by the increase in late fees. David requested that the Board establish a threshold amount owed from homeowners in order to refer the accounts to Association's counsel for collection.
- David also noted that the HOA's operating account did not contain sufficient funds to cover the anticipated operating expenses for the balance of the year and requested that \$30,000 be transferred from the reserve account to the operating

account. On a motion by Darwin that was seconded, the motion was passed unanimously.

- David Prieto went over Accounts Payable.  
Cherry Creek HOA Professionals  
IREA- Autopay
- Caryn motioned to pay the association bills which was seconded and passed unanimously.

### **The board reviewed the July/August Violation Report:**

- Total Violations – 484
- Landscaping = 43%
- Maintenance = 13%
- Architectural = 12%
- Fences = 4%
- Vehicles = 7%
- Rubbish/Debris = 20%

### **Stages of letters:**

First letter = 339

Second letter= 89

RV letters = 19

Third/Final letter = 37

- David discussed the violation activity since the prior Board meeting. There were 243 violations created, 44 escalated, 25 reopened, and 191 closed.
- David noted that there were 15 ARC requests approved between meetings. The committee continues to approve requests quickly, however, there were a number of requests that required additional information prior to approval that slowed down the average approval time in the past month.

### **Smoky Hill Metro District**

- No representative from the Metro District was in attendance.

### **Homeowner Forum**

- A homeowner had a question about a violation he received for an RV/Trailer. Upon review, it was determined that his RV was temporarily parked in his driveway to load.
- A homeowner received a statement and stated that he believes he had made a payment that wasn't reflected on the ledger sent. Cherry Creek HOA Professionals will provide the homeowner with the details for the statement to help determine whether a payment was missed or not.
- A homeowner had troubles getting information for a refinance. Cherry Creek HOA Professionals did not have record of such request and the request may have

been made of the prior management company. The homeowner was also concerned that they had received a violation for the height of their grass, and indicated that they had a professional service mowing the grass.

- One homeowner had questions about the violation process and the procedures for homes that have repeat violations.

### **Continued Business**

- **Ice cream social.** The ice cream social was discussed. The official date of the Ice Cream Social is set for September 14 from 3pm – 8pm. This year, in addition to ice cream bars, there will also be picnic lunch items. Cherry Creek HOA Professionals will send a blast email to the community to save-the-date.
- **Guidelines for Artificial Turf.** The Board discussed the proposed resolution to amend the guidelines for artificial turf in the community. David Prieto provided an overview for why the resolution was necessary and the process of making it effective. A homeowner requested that the proposed guidelines be circulated to the homeowners at the meeting for review and comment. Kim Williams made a motion to adopt the artificial turf guidelines. The motion was seconded and passed unanimously.

### **New Business**

- **Budget.** The Board discussed the draft revised budget. David Prieto provided an overview of the revisions. The budget had been revised to reflect actual expenditures, anticipated savings from the change in management, and the reallocation of funds that had previously been budgeted for the unified trash initiative which had been tabled. A homeowner requested that a copy of the proposed budget be circulated to the homeowners in attendance for their review and comment. On a motion by Darwin that was seconded and passed unanimously, the revised budget was approved.
- **Smartwebs integrated website.** David Prieto discussed the Smartwebs integrated website which will allow homeowners to view the photographs and letters from Smartwebs. The website is built and in beta mode. The website will require extensive testing before it is ready to go live.

### **Adjournment**

With no further business to discuss, the meeting was adjourned to executive session at 7:55pm.