

**Smoky Hill HOA
Board of Directors Monthly Meeting
December 8, 2020**

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, Clark Kitzes and Steve Clerkin were present. Kim Williams, ARC member, was also present.

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

Attendance: The sign in sheet is available upon request – 8 homeowners were in attendance.

Call to Order

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

Approval of Meeting Minutes

The November 10, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Caryn, seconded by Steve and, upon vote, unanimously carried, the minutes from the November 10, 2020 meeting were approved as presented.

Financial Report

Financial Statements for the Period Ended November 30, 2020 – Shannon presented the Association's November 30, 2020 financial balance sheet showing \$3,082.64 in the operating account and \$104,403.79 in the reserve account with cash assets totaling \$107,486.43. It was noted management is monitoring budget items that are either over budget or under budget by \$1,000.00. Following discussion, upon a motion made by Steve, seconded by Clark and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended November 30, 2020 as presented, subject to audit.

Invoice Approval – Shannon reviewed accounts payable and noted invoices totaling \$7,486.81 were presented for approval. These invoices are from IREA, Cherry Creek HOA Professionals and Vial Fotheringham. Following discussion, upon a motion made by Caryn, seconded by Steve and, upon vote unanimously carried, the Board approved the invoices from IREA and Cherry Creek HOA Professionals for payment. Following discussion, upon a motion made by Caryn, seconded by Clark and, upon vote, unanimously carried, the Board tentatively approved the Vial Fotheringham invoice in the amount of \$4,437.58 for payment once Steve and Caryn have reviewed the invoice in detail.

Architectural Review Committee Report

Architectural Request Submissions – Shannon noted there were 5 applications submitted for decision by the Committee since the last meeting. On average, applications are taking 7 days for a decision to be made.

Violation Report – Shannon noted there were 109 violations open as of December 4, 2020 and that of these, 73 violations are at stage 3 or 4.

Homeowner Forum

- An owner asked how many new violations were opened during the month of November. Shannon replied that 2 violations were opened on the November 30, 2020 site visit.
- An owner asked how over budget line items were being addressed in the 2021 Budget? The Board will reply to this question during discussion regarding the 2021 Budget.
- Another owner noted he was attending to learn more about the proposed Concrete Guidelines. Shannon noted that Rodger is working on these guidelines to reply to concerns and questions received and that they will be reviewed by the Board again at a later date.

Unfinished Business or Discussion Items

Concrete Replacement Guideline Discussion – This item was not discussed as Rodger is working on these guidelines to reply to concerns and questions received from owners.

2021 Draft Budget Discussion – Darwin reviewed the 2021 Budget in detail with the Board and owners present. Following discussion, upon a motion made by Steve, seconded by Clark and, upon vote, unanimously carried, the Board approved the 2021 budget as presented. The Board noted that the budget takes into account an increased cost in management due to the management change effective on January 1, 2021. The Board also noted that it may consider changing legal counsel in 2021 to address cost concerns.

New Business

Holiday Lighting Contest Update – Clark provided an update on the holiday lighting contest, noting there are homes on both sides of the community that have fantastic holiday lighting displays. Each winner will receive a sign to put in their yard after the winners have been announced (shortly after December 19, 2020).

Executive Session

The Board entered Executive Session at 7:09 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:40 pm.

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

- Account 1083014801 – Legal is to counteroffer with \$2500.00 as a settlement. If no response is received, ensure a lien is filed on the home for the full balance due.
- Account 10830483010 – Write off all but \$1000.00 from the balance due to comply with the terms of the mediation. Owners is to make payments of \$50.00 per month starting in January 2021.

- Account 1083089101 – Allow the City of Centennial to continue to work on the issue. If it is not resolved by Spring 2021, have legal file a demand for action by the property owner.
- Account 1083117801 – Legal is to proceed with option 2 as outlined in the email of November 30, 2020.
- Account 1083031001 – Management is to write off \$677.00 from the account from the bankruptcy per legal counsel. Covenant enforcement action will need to proceed in the Spring of 2021.
- Account 1083059601 – Legal is close their file. Management is to reach out to the Owner to request that the side trim on the garage be painted to match the top piece that was repainted.
- Account 1083136301 – Steve is to review the home but the Board is in agreement that the weeds must be removed from the entire property and that the small fence must be repaired (it is where the tree that was removed is located).

Adjournment

With no further business to discuss, upon a motion made by Rodger, seconded by Clark and, upon vote, unanimously carried, the meeting was adjourned at 7:45 PM.