

**Smoky Hill HOA
Board of Directors Monthly Meeting
December 10, 2019
Approved**

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on December 10, 2019.

Board Members present: Caryn Winkler, Judy Sharp, Kim Williams, Darwin Johnston, Rodger Robertson, and Steve Clerkin were present.

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

Attendance: Sign in sheet is available upon request – 1 Homeowner was in attendance.

Call to Order

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 6:30 PM.

Meeting Minutes Review

The November 12, 2019 meeting minutes were reviewed. Following discussion, upon a motion made by Kim, seconded by Rodger and, upon vote, unanimously carried, the minutes from the November 12, 2019 Board meeting were approved as amended.

Financial Report

Financial Statements for the Period Ended November 30, 2019 - Shannon presented the Association's November 30, 2019 financial balance sheet showing \$7,718.28 in operating and \$111,655.63 in reserves with cash assets totaling \$119,373.91. It was noted that \$6,437.23 more has been brought in than has been spent on expenses. It was also noted management is monitoring budget items that are either over budget or under budget by \$1000.00. Following discussion, upon a motion made by Kim, seconded by Judy and, upon vote, unanimously carried, the Board approved the financial statements for the period ended November 30, 2019 subject to audit.

Invoice Approval - Shannon reviewed accounts payable and noted 4 invoices totaling \$12,267.95 were available for approval and signature. 2 additional invoices totaling \$3,050.47 were submitted for payment electronically. Following discussion, upon a motion made by Kim, seconded by Judy and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Following discussion, upon a motion made by Kim, seconded by Judy and, upon vote unanimously carried, the Board approved the transfer of \$7500.00 from the reserve account to the operating account to cover expenses presented and approved earlier in the meeting.

Architectural Review Committee Report

Architectural Request Submissions – Kim noted there were 4 applications submitted for decision by the Committee since the last meeting and that all have been approved. On average, applications are taking 2 days for a decision to be made.

Violation Report – Kim noted that there were 141 violations open as of December 9, 2019 and that of these, 98 were on spring hold.

Smoky Hill Metro District – There were no representatives from the Smoky Hill Metropolitan District present.

Homeowner Forum

- The Board noted that the “Terms of Service” for the homeowner portal provided by Chery Creek HOA Professionals were reviewed in detail after a concern was brought up at the November meeting. Most of these terms of service are not applicable to Smoky Hill as the Association does not collect individual owner information such as credit card numbers, etc. The portal acts as a pass through to Alliance Association Bank for payments but does not collect or store payment information.
- The owner present requested information as to how many violations were opened in 2019 versus 2018. Caryn noted she would obtain this information and provide it at the January Board meeting, in addition to the percentage of violations cured after the 1st notice.

Unfinished Business or Discussion Items

ARC Guideline Revisions – Shannon noted the Architectural Guidelines were reviewed by legal counsel and that the only change made was to remove all links to the City of Centennial website as the links frequently change without notice. In place of the links, the language of “owner is solely responsible for compliance with Centennial City code” was added.

The Board discussed the paint section in detail and requested the 2 following changes be made:

- Painting and Siding, paragraph a. Pre-Existing Color Schemes should read “If an owner plans to repaint their home with a color scheme that is identical to the existing color scheme on that home, the owner shall submit an ARC Request form with a current photo of the home which identifies the colors to be used (Brand and Color Name/Number). Unless otherwise requested by the ARC, the owner shall not be required to apply a sample of the paint to the house.”
- Painting and Siding, paragraph iv. should read “There is a guide spelling out how to use the Color Scheme Guidelines at the beginning of the guidebook located at the Sherwin Williams store. The use guide is available on-line.”

Following discussion, upon a motion made by Judy, seconded by Darwin and, upon vote, unanimously carried, the Board approved the revised ARC Guidelines as amended. Shannon will correct the formatting to the document and notify Caryn when the final copy is available for signature.

Holiday Lighting Contest – Judy will draft a reminder email regarding the deadline for submissions into the holiday lighting contest. Shannon will send out the reminder email to owners upon receipt.

New Business

Acknowledgement of the Resignation of Tom Mehl from the Board/ARC – The Board accepted the resignation of Tom Mehl from the Board/ARC as of November 13, 2019. Clark Kitzes expressed his interest in serving on the Board and noted he would be present at the January Board meeting.

Approval of Paint Requests using Pre-Approved Color Palettes – Following discussion, upon a motion made by Judy, seconded by Darwin and, upon vote, unanimously carried, the Board requested Management approve paint requests submitted that use the pre-approved color palettes provided the colors are not identical to any adjacent homes.

Adjournment

With no further business to discuss, upon a motion made and seconded, and, upon vote, unanimously carried, the Board adjourned the meeting at 7:28 PM. The next meeting is scheduled for Tuesday, January 14, 2020 at 6:30 PM.

Executive Session

The Board discussed Delinquent Accounts and Covenant Violations with legal counsel.

The Board adjourned Executive Session at 9:06 PM.