

**SMOKY HILL HOMEOWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS**  
**MINUTES OF REGULAR MEETING**  
**December 12, 2023**

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. was scheduled for 6:30 PM on Tuesday, December 12, 2023, hosted at the Smoky Hill Clubhouse with the address 5405 S Telluride St, Aurora, CO 80015.

- I. **Roll Call, Call to Order** – Director Maroney called the meeting to order at 6:30 PM. Directors present: Craig Maroney, Haley Foster, Jeff Cox (arrived at 7:01 PM), Jessica Armendariz, Emily Aarestad and Caryn Winkler. Directors absent: None. Others present: Kevin Christensen from KC & Associates, LLC, Community Association Manager, Diamen Bielli with V.F. Law, Association Legal Counsel, and homeowners per the sign-in sheet.

Director Maroney noted that a quorum was present necessary to conduct the business of the Board and the Association.

II. **Approval of Meeting Minutes**

1. The Board reviewed the November 14<sup>th</sup> meeting minutes. After review, Director Armendariz made a motion to approve the minutes. Director Maroney seconded the motion. The motion passed unanimously.

- III. **Financial Report** – The October preliminary financials were available for review. It was noted that the September and October financials will need to be rerun. Accounting will have to reconcile the August financials as these were not provided by prior management. Director Winkler asked how much funding was actually brought in in 2023. Manager Christensen noted this will be provided after it is researched, and the reconciliations are completed through October and/or November. The accounts payable are approved in between meetings via the Homeowner Web Portal.

1. **2024 Budget** – The Board discussed the 2024 Budget draft. It was noted that the assessments will not increase in 2024. They will remain at \$66.50 annually. After discussion and review, Director Armendariz made a motion to approve the budget with the social committee budget set at \$5,000.00 with a temporary freeze on releasing any funds until a charter is put into place. Director Winkler seconded the motion. The motion passed unanimously. The social committee previously provided a breakout of the event costs and budget for each event in 2024.

- IV. **Manager's Report** – Manager Kevin Christensen provided the manager's report. The report included tasks assigned to management, a summary of the agenda, architectural summary and violation summary.

1. **Violations** – There were 241 violations adjusted. There were 157 violations issued and 84 violations closed out while also being issued cure letters.

V. **Committee Reports**

1. **Architectural Review Committee**

- I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 27 requests in November and 0 requests in December. Out of these, 1 request was withdrawn, 26 were approved and 4 were pending approval at the time of the report being generated.

2. **Social Committee** – Director Foster confirmed there is a Winter Wonderland Event scheduled for December 16<sup>th</sup>. The event will be held at the clubhouse. There will be a food truck attending the event that starts at 5 PM and goes until 8 PM. Management was directed to email the flyer and information out to the community again. It was noted that the signage put up stated that the event starts at 3 PM.

3. **Communications** – Director Armendariz noted that event ideas and nominations for the holiday lighting contest are being reviewed. The Smoky Hill HOA Facebook Page is live where homeowners can respond to posted but cannot start new posts.



**4. Legal – See Article VII. New Business Section 1.**

- 5. CENCON Update** – It was noted that there is no CENCON meeting in December. At the November meeting, there was discussion regarding battery safety with South Metro Fire and Rescue. There was also discussion regarding Auxiliary Dwelling Units and the varying changes proposed with these. The CENCON meeting locations are being alternated due to the standard location undergoing renovations.

**VI. Outstanding Business**

- 1. HOA Fine Policy** – The HOA Board approved obtaining a fine policy from V.F. Law. The flat rate cost is approximately \$399.00 for this legal policy. Attorney Bielli clarified the fine policy restrictions that can and cannot be put in place to coincide with state law.
- 2. Credit Card for Social Committee** – After discussion and review, Director Armendariz made a motion to approve the credit card for the social committee with a limit of \$2,000.00. Director Maroney seconded the motion. The motion passed unanimously. The signing of the paperwork was tabled as all parties that will be using the card need to sign the form, and Director Foster, social committee chair, was not in attendance in person.

**VII. New Business**

- 1. Diamen Bielli with V.F. Law** – Diamen Bielli provided a summary of the changes incurred with HB 22-1137. It was noted that the certified mail is a large change with this new law as well as limitations on enforcement of covenants. Any single violation cannot be fined more than \$500. There are additional stipulations on collection of unpaid assessments including sending certified mailed, posting the second notice of delinquency onto the lot itself, and sending monthly balance ledgers to any accounts with a past due balance. Questions were asked and answered. It was noted that recalling a Board of Directors is dependent upon the Bylaws of that particular HOA.
- 2. Social Committee Charter Discussion** – The Board discussed implementing a charter for the social committee. It was noted that this would provide guidance for the social committee, including budget planning, direction on total number of events (minimum/maximum) and clarifications on expense reimbursement as well as fund usage.

**VIII. Resident Forum**


- 1.** A homeowner asked if the social committee was still able to store items in the clubhouse. It was noted that the Metro District cleared many items out of the clubhouse, so the committee now has storage space.
- 2.** A homeowner asked if there is truly a surplus per the October financials. It was noted that the financials will be rerun after the reconciliation and the October expense accounts are accurate per what is on file, but a surplus or deficit figure will not be available until the new financials are issued.
- 3.** A homeowner asked if the social committee has a defined budget per event. It was noted that this was requested from the committee a short while ago and is pending.
- 4.** A homeowner asked for clarification on the term "misallocation of funds" when the social committee was being discussed earlier. It was noted that the HOA Board is seeking to maintain accountability and clarifications on the use of funds by the social committee and the term was not meant to mean fraud or anything along those lines.
- 5.** A homeowner noted that approximately \$20,000 was taken out of reserves last year and she was concerned as more was taken out in the year before that.
- 6.** It was noted that the social committee members are volunteers and that any charter would help set expectations and guidelines.
- 7.** A homeowner brought up the idea of including the Metropolitan District with the HOA Board

- IX. Executive Session** – The Board entered into Executive Session at 8:27 PM to discuss attorney client privilege matters. The Board exited Executive Session at 9:29 PM

X. **Adjournment** – There being no further business to come before the Board at this time, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:30 PM.

Submitted by,  
Kevin Christensen, CMCA, AMS  
Community Association Manager

THE FOREGOING ARE THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON THE DATE STATED ABOVE AND WERE APPROVED BY THE BOARD OF DIRECTORS ON THIS 9 DAY OF Jan 2024.

 \_\_\_\_\_, Secretary