



HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

Tuesday, December 13, 2022 – 6:30 pm

<https://us02web.zoom.us/j/82465766187>

1. Call to Order/Additions to the Agenda The monthly board meeting was called to order at 6:32pm. In attendance for the Smoky Hill Board of Directors were Darwin Johnston, Jeanne Whitehill, Jeff Cox, Carl Schuldies, and Mike Limke. Craig Maroney was absent from the meeting; there were no additions to the agenda.

In attendance with Cherry Creek HOA Professionals was Community Manager, Jennifer Kinkead, CMCA®, AMS®.

2. Approval of the November 08, 2022, Meeting Minutes- On a motion duly made, seconded, and unanimously carried, the Board resolved to approve the minutes from the November 08, 2022, meeting.
3. Acceptance of the Financial Statements for the period ending November 30, 2022
The Manager reviewed the financial report and presented it to the owners present at the meeting. On a motion duly made, seconded, and unanimously carried, the Board resolved to accept the financial statements for the period ending November 30, 2022.
 - a) Invoice Approval- As of December 07, 2022, there are 3 invoices presented for payment in addition to the monthly management fee paid via ACH. The total amount for the monthly invoices was \$3,600.00. 55 invoices have been paid Year-to-date in the amount of \$66,848.83.
 - b) Prepaid Assessments- All prepaid assessments that were approved last meeting have been sent however there were 14-additional accounts that are going to be reimbursed and need signing.
4. Association Business
 - a. Social Committee Report- Committee Chair, Carl, stated the Winter Wonderland event was highly successful. The Social Committee funds are still under budget however the HOA will apply for new grants on March 1, 2023.
 - b. Architectural Review/Violation Report- The Architectural Request summary for the period of November 8, 2022, through December 7, 2022 was presented at the meeting. There were 2 ACC requests received during this period; 2 were approved with an average turnaround time of 7-9 days. There are currently 84 open violations: 19 at stage 1, 18 at stage 2 3, 12 at stage 3 and 35 at stage 4.
5. Homeowner Forum- There were 5 homeowners present in addition to the Board of Directors. The following issues were raised before the Board:
 - c. Violations
 - d. Covenant Compliance- yards
 - e. Rewriting the covenants



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6. Executive Session- On a motion duly made, seconded, and unanimously carried the Board resolved to enter executive session to discuss legal matters of the HOA. There were accounts that were under review that required the Board to discuss privately for the said homeowner's discretion. There were no votes that took place. Concluding the Executive Session, there was a motion duly made, seconded, and unanimously carried, the Board resolved to end the Session and reconvene before the Association.

7. Unfinished Business/Discussion Items
 - a. TRAPP Agreement and Contract review- After further discussion the Board would like some additional provision included in the TRAPP agreement. CCHP will make those corrections and present to the Board for approval in the January meeting. On a motion duly made, seconded, and unanimously carried, the Board resolved to table the decision until the next meeting.

 - b. Fine Schedule Addition for Covenant Violation- Upon detailed discussion of the Board, there is concern for lack of covenant compliance for the Smoky Hill Homeowners Association. CCHP advised of the process of implementing the fine schedule in hopes for homeowner compliance. There is an option of a "fee waiver" upon correction/compliance of the said violation at the Board approval/discretion. Should owners fail to comply after the 3rd fine letter, the Board will then vote to send owner to Legal counsel where all legal fees are the responsibility of the owner. On a motion duly made, seconded, and unanimously carried, the Board agreed to a fine schedule of \$50.00 for the 1st Fine letter, \$75.00 for the 2nd Fine letter, and \$100.00 for the 3rd fine notice. All fines' amounts are subject to change at the Board's discretion. CCHP will contact the Attorney with this information. The next steps are to revise the updated Covenant Enforcement Policy and approve this in a public Board Meeting.

8. Attorney Status Report- Upon discussion of the accounts that are delinquent in the Executive Session, the Board has decided to proceed with opening attorney files on 2 accounts. On a motion duly made, seconded, and unanimously carried, the Board resolved the approval of account listed: SMK32385 and SMK32941 for a total of \$1,250.50 in past due assessments. CCHP will send all notice per the HB-1137 statute, prior to requesting to open the file.

9. Adjournment- With no further business to discuss, there was a motion duly made, seconded, and unanimously carried, to adjourn the meeting at 8:40pm.

Next Meeting

Tuesday, January 10, 2022, at 6:30 pm via Zoom