

**Smoky Hill HOA
Board of Directors Monthly Meeting
December 14, 2021
Approved**

The Smoky Hill Homeowners Association Meeting was held virtually. Notice and instructions were emailed to owners, posted at the clubhouse and on the Association's website.

Board Members present: Darwin Johnston, Kim Williams, Caryn Winkler, Carl Schuldies, Jeanne Whitehill, and Joey Pacheco.

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

Attendance: 6 homeowners were in attendance.

Call to Order

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

Approval of Meeting Minutes

The November 9, 2021 meeting minutes were reviewed. Following discussion, upon a motion made by Joey, seconded by Kim and, upon vote, carried by a vote of 4-0-1, with Caryn abstaining, the Board approved the minutes from the November 9, 2021 as presented.

Financial Report

Financial Statements for the Period Ended November 30, 2021 – Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended November 30, 2021 as presented and subject to audit.

Invoice Approval – Following discussion, upon a motion made by Caryn, seconded by Jeanne and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$5,514.19 for the month of December.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 6 days or less. Owners are encouraged to provide as much information as possible to ensure a timely review.

Violation Report – The Board reviewed the violation summary in detail.

Social Committee Report – Carl provided an update from the Social Committee and reminded those present about the winter holiday event at clubhouse on Sunday, December 19, 2021 from 3 to 7 pm. The event is being held outside at the clubhouse to encourage social distancing. The Social Committee expressed their appreciation to the Metro District and the City of Centennial for the monetary support of the event.

Homeowner Forum – No owners had questions or concerns for the Board.

Unfinished Business or Discussion Items

Draft Architectural Guidelines – The Board reviewed the draft architectural guidelines with several changes requested. The Board will continue to review in anticipation of turning the document over to legal counsel for review after the 1st of the year.

New Business

Digitization of Records Proposal – The Board reviewed the digitization of records proposal and decided to start to go through each of the boxes stored by CCHP to better organize the documents to digitize in the future.

2022 Statement Newsletter – The Board reviewed the statement newsletter and requested it be mailed with the annual assessment statement between December 25 and January 1.

Executive Session

The Board entered Executive Session at 8:24 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 9:07 pm.

Following discussion, upon a motion made by Darwin, seconded by Caryn and, upon vote, unanimously carried the Board declined the waiver of legal fees for SMK32194 and counteroffered with a 2% discount if the account is paid in full by the end of 2021. If the account is not paid in full by the time the siding extension has expired, the collection account is to be turned over to counsel for further legal efforts.

Following discussion, upon a motion made by Caryn, seconded by Kim and, upon vote, unanimously carried, the Board approved a write off of \$11,015.02 on account SMK33314 and direction to legal counsel to close the file.

Adjournment

With no further business to discuss, upon a motion made by Joey, seconded by Kim and upon vote, unanimously carried, the meeting was adjourned at 9:08 pm.