

**Smoky Hill HOA
Board of Directors Monthly Meeting
February 8, 2022
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, Chris Brown, and Joey Pacheco.

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

Attendance: 15 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 January 11, 2022 meeting minutes were reviewed. Following discussion, upon a motion made by Joey, seconded by Carl and, upon vote, unanimously carried, the Board approved the minutes from the December 14, 2021 as presented.

Financial Report

Financial Statements for the Period Ended January 31, 2022 – Shannon noted the January 31, 2022 financial statements are in draft form and changes have been requested.

Invoice Approval – Following discussion, upon a motion made by Darwin, seconded by Chris and, upon vote, unanimously carried, the Board approved the invoice presented totaling \$3,600.00.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 1 day. 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, including a draft event calendar. The Board discussed holding only 1 dumpster rally (Spring 2022) since the Fall 2021 event was not well attended.

Following discussion, upon a motion made by Caryn, seconded by Darwin and, upon vote, unanimously carried, the Board approved the event calendar from the Social Committee subject to budget allocation during the fiscal year, removal of the Fall Dumpster Day and changing the date of the garage sale to June 4 and 5.

Homeowner Forum – An owner provided his input regarding the possibility of having residents participate in the Dumpster Day by reservation (not a specific time, but within a specific hour). He also recommended the Committee find a woodchipper and offer free mulch to owners from the tree material chipped.

Unfinished Business or Discussion Items

Draft Architectural Guidelines – The Board discussed the changes recommended by Legal Counsel and will provide Shannon with input no later than Tuesday, February 15, 2022.

Shannon will provide the Board with the Xeriscape Guidelines developed by the City of Aurora to assist HOAs so the Board can determine what would work from Smoky Hill.

Vote HOA Now – The Board discussed the additional information obtained by Vote HOA Now and determined it is not in the budget for 2022 but can be discussed again in conjunction with the 2023 budget.

Axela Collections – Following discussion, upon vote by Joey, seconded by Carl, and upon vote, unanimously carried, the Board requested 1 final warning be sent to owners who have an account balance either 5 years old or a balance of more than \$800.00 with a note stating their account balance may increase by \$850.00 if sent to a collections firm and that the balance due would be reported to the credit bureaus.

Sharks Broadcast Email – The Board discussed the use of broadcast email for anything other than official HOA business such as the Smoky Hill Shark Swim Team, Girl/Boy Scouts, etc. The Board discussed sending a survey to owners asking 2 questions –

1. What kind of information do you want to see from the Association?
2. Do you want more or less communication from the Association?

New Business

Annual Meeting Preparation – The Board reviewed the Annual Meeting Notice in detail. It was noted there are 4 seats up for election at the 2022 Annual Meeting – Caryn, Joey, Kim and Chris.

Election of Jeanne Whitehill as Treasurer – Following discussion, upon a motion made by Carl, seconded by Caryn and, upon vote, unanimously carried, the Board elected Jeanne as Treasurer until officers are elected after the 2022 Annual Meeting.

The Board requested Metro District Board candidates be invited to introduce themselves at the March 8, 2022 Board meeting.

Executive Session

The Board entered Executive Session at 8:51 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 9:24 pm.

Following discussion, upon a motion made by Kim, seconded by Carl and, upon vote, unanimously carried, to turn SMK32483 and SMK32376 to counsel for covenant enforcement assistance.

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 9:25 pm.

APPROVED