

MINUTES

Smoky Hill Homewowners Association

Date | time 2/9/2021 6:34 PM | Meeting called to order

In Attendance

Darwin Johnston, Caryn Winkler, Clark Kitzes, Steve Clerkin, Justin Lombardo, Joey Pacheco and Rodger Robertson were present. Alexis Beeman, Susan Horton and Kate Werner with 5150 Community Management were present representing the management company. All attendees were present via Zoom Teleconference.

Approval of Minutes

A motion was made by Rodger Robertson to approve the minutes from the January 12, 2021 Board of Directors meeting as presented. Clark Kitzes seconded, motion carried.

Financials

The Board reviewed and accepted the December 2020 and January 2021 financial statements as presented, subject to audit.

Association Business

- A. Annual Calendar – The Board reviewed the Annual Calendar and added an additional fall dumpster rally.
- B. Tax Preparation Proposal – The Board reviewed the proposal presented by Dale Widener & Associates in the amount of \$315 for the 2020 tax preparation. Steve Clerkin made a motion to accept the proposal as presented. Seconded by Rodger Robertson, motion carried.

Homeowner Forum/Guest/Correspondence

There were 12 homeowners present to listen to the meeting as well as discuss concerns about the 2019 Bylaw amendment and ask questions about statements and payments.

- A. Shred-a-Thon Request – The Board reviewed the homeowner request to have a shred-a-thon in conjunction with the dumpster rally. After discussion, it was determined that due to space limitations a shred-a-thon could not be held at the same time but the Board would like to investigate costs associated with a shred-a-thon event to replace a social activity in the summer.

Executive Session

The Board entered executive session at 7:22pm

- A. The Board reviewed the Aging Report
- B. The Board reviewed the Attorney Status Report
- C. Account #523016290 – The Board reviewed the Attorney's request to initiate a judicial foreclosure on the property. After discussion, Steve Clerking made a motion to move forward with the foreclosure. Seconded by Joey Pacheco, motion carried.
- D. Account #523016623 – The Board reviewed the request from the Homeowner for a settlement on the account. After discussion, the Board unanimously voted to settle at a rate of \$1500 with the stipulation that the covenant issues must be taken care of by June 15th.
- E. TLP Settlement Offer – The Board reviewed the settlement offer from TLP, the debtors current employer. After discussion, the Board requested that the attorney waive all fees assessed since the wage garnishment was incorrectly served in addition to accepting the \$1,000.00 offer with the

stipulation that the remaining balance be garnished from the debtors wages or the Association would accept a settlement of \$8,000.00

There being no further business, the Board exited executive session at 8:17pm.

Adjournment

With there being no more business to be discussed the meeting adjourned at 8:18PM