

**Smoky Hill HOA
Board of Directors Monthly Meeting
February 11, 2020
Approved**

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on February 11, 2020.

Board Members present: Caryn Winkler, Judy Sharp, Kim Williams, Darwin Johnston, Rodger Robertson and Steve Clerkin were present.

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

Attendance: Sign in sheet is available upon request – 6 homeowners were in attendance.

Call to Order

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

Meeting Minutes Review

The January 14, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Kim, seconded by Steve and, upon vote, unanimously carried, the minutes from the January 14, 2020 Board meeting were approved as amended.

Financial Report

Financial Statements for the Period Ended January 31, 2020 – Shannon presented the Association's January 31, 2020 financial balance sheet showing \$44,164.72 in operating and \$104,236.37 in reserves with cash assets totaling \$148,401.09. It was noted management is monitoring budget items that are either over budget or under budget by \$1000.00. Following discussion, upon a motion made by Darwin, seconded by Steve and, upon vote, unanimously carried, the Board approved the financial statements for the period ended January 31, 2020 subject to audit.

Invoice Approval – Shannon reviewed accounts payable and noted 3 invoices totaling \$6,034.60 were available for approval and signature. 2 additional invoices totaling \$3,052.23 were submitted for payment electronically. Following discussion, upon a motion made by Rodger, seconded by Steve and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Architectural Review Committee Report

Architectural Request Submissions – Kim noted there were 5 applications submitted for decision by the Committee since the last meeting and that all have been approved. On average, applications are taking 2 days for a decision to be made.

Violation Report – Kim noted that there were 258 violations open as of February 11, 2020 and that of these, 78 were on spring hold.

Smoky Hill Metro District – Clint Walker of the Smoky Hill Metropolitan District was in attendance and noted that the renovations at Big Sandy park are nearly complete. It was also noted that the District has purchased some snow removal equipment and has completed some snow removal throughout the District. Those in attendance thanked the District for doing so.

Homeowner Forum

- An owner asked if the Association is foreclosing on homes. Caryn noted there are not any homes currently being foreclosed upon by the Association, but it was done in the past.
- An owner asked if the Architectural Guidelines have to be recorded. Shannon noted they usually are not recorded.
- An owner asked for specifics regarding the April Association election. The Board noted they would be discussing the election and blast emails and a mailed notification would be sent out to owners including what the qualifications are to be elected to the Board.
- An owner requested information as to how many violations were opened in 2019 versus 2018. David indicated he would provide this information via email to the owner requesting the data. The same owner asked why the Association has a property manager. The Board noted that the management firm handles the collection of assessments and property inspections.
- An owner presented information regarding an architectural request he sent into the prior management firm in December 2018 and noted that he did not receive a response. The Board requested a detailed plan be sent to management to be uploaded for Architectural review.
- An owner requested clarification on the stages of a violation and how violations are looked at. The Board and David reviewed the enforcement policy with those present.

Unfinished Business or Discussion Items

2018 Audit – The 2018 audit was presented to the Board. It was noted that the only change recommended by the auditor is to include bad debt or other waivers in the minutes to ensure they are a matter of record. Following discussion, upon a motion made by Steve, seconded by Kim and, upon vote, unanimously carried, the Board approved the audit as presented.

Eblast Discussion – The Board discussed the crime alert email blast sent by Management. It was determined that information such as crime alerts be reviewed by the Board prior to being sent out and information being included in the next mailed newsletter.

New Business

Collection Policy Review – Following discussion, upon a motion made by Darwin, seconded by Rodger and, upon vote, unanimously carried, the Board approved the collection policy which only allows two \$10.00 late fees to be charged per assessment/dues cycle. This was the intent when the policy was signed in 2013, however, the wrong policy was executed.

2019 Fiscal Year Tax Preparation Proposals – Following discussion, upon a motion made by Steve, seconded by Rodger and, upon vote, unanimously carried, the Board approved Dale Weidner and Company, LLC to prepare the 2019 tax paperwork at a cost of \$315.00.

Signature Card Update – The Board updated the Signature Card signers.

Concrete Guidelines – Rodger presented to the Board guidelines for the repair and replacement of concrete. It was noted this is the first review of these guidelines and further review and clarification will be needed.

Garage Door Colors – Following an inspection of the property, it was noted that there are quite a few garage doors that do not match the body, trim or accent color of the home. Following discussion, the Board decided that garage doors that are white, gray or tan are allowed depending on the color of the home and if the existing garage door is paintable. The Board requested Management confirm that “Garage Door” is included on the paint section of the Architectural Review Request form and if it is not, to please add it.

Adjournment

With no further business to discuss, upon a motion made by Steve, seconded by Kim and, upon vote, unanimously carried, the Board adjourned into executive session at 8:07 PM. The next meeting is scheduled for Tuesday, March 10, 2020 at 6:30 PM.

Executive Session

The Board discussed Delinquent Accounts and Covenant Violations with direction provided to Management.

The Board adjourned Executive Session at 8:59 PM.