

**Smoky Hill HOA
Board of Directors Monthly Meeting
February 12, 2019**

Board Members Present: Caryn Winkler, Carol Larkin, Jerry Dionisio, Kim Williams, Walt Leuci, Jake Dalton, Tom Mehl

Smoky Hill HOA Agent present: David Ariss, Kathy Green - Centennial Property Services

Attendance: Sign in sheet is available upon request

Call to Order

Caryn called the monthly SHHOA meeting to order at 6:33 PM.

The January 2019 meeting minutes were reviewed. Jerry made a motion to approve the January 2019 minutes as amended, Jake seconded the motion. No discussion was held. Motion passed 6-0.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet showing \$30,206.54 in checking and \$140,904.21785 in reserves. As of yesterday, 996 homeowners (73%) have paid their 2019 HOA dues. He stated the HOA continues to be in good financial shape.
- Jake made a motion to approve the financial reports subject to audit; Jerry seconded; motion passed 6-0.
- Jake reviewed the Accounts Payable. The total HOA bills are \$8903.70. The bills set forth in the Accounts Payable Detail include \$4120.65 to CPS, \$4734.32 to Vial Fotheringham, and the automatic payment of \$48.73 to IREA. Jake motioned to pay the association bills, Kim seconded the motion; motion passed 6-0. Note legal fees incurred in 2018 but paid in 2019.

Carol reviewed the January Violation Report:

- Total Open Violations – 195
- Yard/Lawn = 26
- Paint/Siding = 38
- Trash Cans = 67
- Fences = 10
- Trees = 3
- Vehicles = 18
- Unsightly Debris = 14
- Misc = 17
- Roof = 2

COMMUNITY EVENTS

- No report.

LEGAL REPORT

- None

SPECIAL GUESTS

- Tom Mehl reports on Metro District meeting – issue on fences. Should they have guidelines?

HOMEOWNERS FORUM

- Homeowner wants to know status of large truck on Berry Drive. HOA is aware of it and taking proper steps.
- Homeowner states someone on Nextdoor.com asked about a legal case against the HOA. There is no legal case against the HOA. She asked about the bad debt – Caryn explained the process and the HOA occasionally has to write off bad debt. Confusion about the Unified Trash Service. Caryn explained the HOA is not ready until they have detailed explanation. Tom added there will be at least two open meetings for the neighborhood to attend. There will be plenty of opportunity for homeowners to voice their opinions. Question on events – do homeowners get a say on what events or when events happen. Carol noted that if homeowners attend the meetings, they can have a say. Carol took exception to using Social Media to criticize the Board. Walt suggests the HOA should be able to recoup its costs for an event.

CONTINUED BUSINESS

- Paint Pallet – Tom discussed paint guidelines. New pallet is available at Sherwin Williams and the HOA website. About 53-55 color combinations available. Trying to keep up with current styles and colors. HOA is meeting with Sherwin Williams color consultants to see if any tweaks needed. Colors are not necessarily required, however they are guidelines to be taken into consideration when choosing acceptable colors. Homeowners do not have to buy paint at Sherwin Williams. If a color scheme is questionable the Architectural Review Committee would want to review with the homeowner.
- Unified Trash Service – Tom reports three leading candidates have revised timeline to get 2019 quotes in – they are expected in the May – June time-frame. Homeowner asked about large item pick up vs Dumpster Days.
- Replacement Signage – Caryn reports on replacing “A Covenant Community” sign at Buckley and Progress. Years ago the HOA was advised per CCIOA that the HOA add “A Covenant Community” to the neighborhood signs. Cost to replace the sign is \$1,740.00. Cost in 2011 was \$1,248 each for four signs. Caryn recommends the HOA replace the sign. Tom motioned to replace the sign at a cost of \$1,740.00, Jerry seconded. Motion removed. Vote tabled until next month. CPS to review insurance to see if it will cover this cost.
- Insurance – David presented current vs a new bid from State Farm – apples to apples coverage with \$2 million liability coverage and Director & Officers coverage. Jake motioned to accept State Farm insurance, Kim seconded. Vote passed 7-0.

Jake motioned to adjourn meeting at 7:20 pm, Kim seconded. Motion passed 7-0.

Open meeting reopened at 8:10

NEW BUSINESS -

- Email from homeowner about Coyote Park fences. The fences are within the property owners property – owned by the homeowners. Carol will respond to homeowners email and apprise CPS.

Reopened meeting adjourned at 8:15 pm.