



HOMEOWNERS' ASSOCIATION

**BOARD OF DIRECTORS MEETING MINUTES**

**Tuesday, January 10, 2023 – 6:30 pm**

1. CALL TO ORDER- The monthly board meeting was called to order at 6:32pm. In attendance for the Smoky Hill Board of Directors were Craig Mahoney Jeanne Whitehill, Jeff Cox, Carl Schuldies, and Mike Limke. Darwin Johnston was absent from the meeting.

In attendance with Cherry Creek HOA Professionals was Community Manager, Jennifer Kinkead, CMCA®, AMS®.

2. ADDITIONS TO THE AGENDA- 2023 Assessment Statement/ Newsletter- The Community manager verified the statements have gone out and the 2023 Newsletter was included. CCHP will eblast the Newsletter and post on the portal to make available to owners.
3. APPROVAL OF THE DECEMBER 13, 2022, MEETING MINUTES- Upon review of the minutes presented in the Board packet; there was a motion duly made, seconded, and unanimously carried to approve the December 13, 2022, meeting minutes.
4. FINANCIAL REPORT- The Manager reviewed the financial report and presented it to the owners present at the meeting. On a motion duly made, seconded, and unanimously carried, the Board resolved to accept the financial statements for the period ending December 31, 2022.
  - a. Invoice Approval- As of January 7, 2023, 8 invoices presented for payment in addition to the monthly management fee paid via ACH in the amount of \$2,621.44. 63 Invoices have been paid to date, with a total of: \$69,470.27.
5. ARCHITECTURAL COMMITTEE REPORT- The community manager stated the Architectural Request summary for the period of December 01, 2022, through January 7, 2023, is included in your packet. There were 3 requests received during this time frame. 2 were approved with an average turnaround time of 7-9 days
  - a. Violations There are currently 57 open violations: 37 violations were closed. 12 at stage 1 / 14 at stage 2/ 7 at stage 3 / 24 at stage 4.
6. HOMEOWNER FORUM There were 5 homeowners present in addition to the Board of Directors. The following issues were raised before the Board:
  - a. Fine Schedule
  - b. Tenant Information
7. ASSOCIATION BUSINESS
  - a. Revised TRAPP Notice/ Contract approval- After further discussion the Board would like some additional provision included in the TRAPP agreement. CCHP will make those corrections and present to the Board for approval in the January meeting. On a motion duly made, seconded, and unanimously carried, the Board resolved to table the TRAPP agreement for further revision.



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8. EXECUTIVE SESSION- On a motion duly made, seconded, and unanimously carried the Board resolved to enter executive session to discuss legal matters of the HOA. There were accounts that were under review that required the Board to discuss privately for the said homeowner's discretion. There were no votes that took place. Concluding the Executive Session, there was a motion duly made, seconded, and unanimously carried, the Board resolved to end the Session and reconvene before the Association.
  
9. ADDITIONAL BUSINESS
  - a. 2023 Covenant Fine Schedule Addition- Upon detailed discussion of the Board, there is concern for lack of covenant compliance for the Smoky Hill Homeowners Association. CCHP advised of the process of implementing the fine schedule in hopes for homeowner compliance only. There is an option of a "fee waiver" upon correction/compliance of the said violation at the Board approval/discretion additionally, the Board and management company will take any water restrictions or City Code restrictions when sending violations. Should owners fail to comply after the 3rd fine letter, the Board will then vote to send owner to Legal counsel where all legal fees are the responsibility of the owner. Currently VF Law is in the process of drafting the additions to the Covenant Enforcement Policy so the policy can be reviewed in an open meeting with owner present. This will be discussed opening in the February Meeting.
  
10. ADJORNMENT With no further business to discuss, there was a motion duly made, seconded, and unanimously carried, to adjourn the meeting at 8:40pm.

**Next Meeting**

Tuesday, February 14, 2023, at 6:30 pm via Zoom