

**Smoky Hill HOA**  
**Board of Directors Monthly Meeting**  
**January 11, 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, Christ Brown, and Joey Pacheco.

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

**Attendance:** 10 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 December 14, 2021 meeting minutes were reviewed. Following discussion, upon a motion made by Darwin, seconded by Kim 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 December 31, 2021** – The Board reviewed the draft financial statements for the period ended December 31, 2021. Shannon noted that the final December 31, 2021 financial statements will be presented for acceptance at the February meeting as changes have been requested. Caryn requested review of the records to determine if an audit was completed for the 2-year period ended December 31, 2020 and if so, has the invoice been paid.

**Invoice Approval** – Following discussion, upon a motion made by Darwin, seconded by Chris and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$6,908.34.

**Architectural Review Committee Report**

**Architectural Request Submissions** – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 6 days or less. 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, noting the Winter Wonderland Event came in \$29.00 under budget. The Committee will be applying for additional

grants from the City of Centennial for an event to be held, with the Metro District's approval, opening weekend at the pool. Each group can apply for and receive up to 3 grants per calendar year. Other grant use ideas are to offset the costs of the dumpster rally or to add a tree branch chipper to the dumpster rally event.

**Homeowner Forum** – An owner reported issues with his neighbors leaving trash and debris out all of the time.

### **Unfinished Business or Discussion Items**

**Draft Architectural Guidelines** – It was noted that counsel has been given the draft architectural guidelines and that any recommended changes will be provided to the Board prior to the document being added to the portal for owner comment or question.

### **New Business**

**HOA Vote Now** – The Board reviewed the information provided in their packet for HOA Vote Now. The Board had several questions including how they ensure each home only receives one vote and how they differentiate between owners and renters.

**Axela Collection Option** – The Board reviewed the Axela collection firm as an option for the collection of delinquent assessments. The Board requested confirmation that they work on a contingency basis and requested what costs will be passed on to owners.

### **Executive Session**

The Board entered Executive Session at 7:35 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:50 pm.

Following discussion, upon a motion made by Kim, seconded by Darwin and, upon vote, unanimously carried, the Board decided to extend the deadline to paint the new siding to May 31, 2022 for account SMK32683. If the siding is painted by May 31, 2022 and the 2022 assessments are paid in full, the Board will write off legal fees associated with the covenant enforcement file.

Following discussion, upon a motion made by Kim, seconded by Darwin and, upon vote, unanimously carried, the Board voted to turn over accounts SMK32256, SMK32032 and SMK32330 to legal counsel for covenant enforcement activities.

Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the Board voted to deny the request from SMK32437 to leave the metal shed on the front side of the home. In addition, it was noted that the shed will not be approved to be placed in the backyard since it cannot be painted or roofed to match the home and is not a "new" structure.

**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 8:56 pm.

APPROVED