

## Smoky Hill HOA

### Board of Directors Monthly Meeting

July 9, 2019

Approved by the Board of Directors on August 13, 2019

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on July 9, 2019.

**Board Members Present:** Caryn Winkler, Jerry Dionisio, Tom Mehl, Judy Sharp, Darwin Johnston and Rodger Robertson.

**Smoky Hill HOA Agent present:** Shirley Forbes – Cherry Creek HOA Professionals

**Attendance:** Sign in sheet is available upon request – 5 Homeowners signed in with 17 homeowners in attendance

### **Call to Order**

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

The June 11, 2019 meeting minutes were reviewed. Jerry made a motion to approve the June 11, 2019 minutes, Darwin seconded the motion. No discussion was held. Motion passed 5-0.

Caryn discussed Rodger Robertson and his appointment to the Board. Rodger introduced himself.

### **GENERAL SESSION**

- Shirley Forbes, CCHP presented the Association's current financial balance sheet showing \$2,131.00 in checking and \$141,320.46 in reserves. **Total cash assets: \$143,451.46.** HOA on budget for the year.
- Jerry had a question regarding the amount in landscaping on the financials. Shirley Forbes let the board know that the "covenant sign" was the amount listed under landscaping/other.
- Carol had a question regarding the trash meetings and Jerry responded that he made a mistake regarding the amount collected.
- Jerry made a motion to approve the June 2019 financial reports; Judy seconded; motion passed 6-0.
- Shirley Forbes went over Accounts Payable.

Cherry Creek HOA Professionals

Vial Fotheringham

IREA- Autopay

- Judy motioned to pay the association bills; Jerry seconded the motion; motion passed 6-0.

**The board reviewed the June/July Violation Report:**

- Total Open Violations – 451
- Landscaping = 31%
- Maintenance = 13%
- Architectural = 15%
- Fences = 4%
- Vehicles = 6%
- Rubbish/Debris = 21%
- Unsightly = 9%

**Stages of letters:**

First letter = 314

Second letter= 109

RV letters = 5

Attorney = 23

- Shirley discussed that in the last month the ARC approved 7 application and 2 declines which are currently taking 3-4 days to approve. Tom discussed it's taking roughly four days because of the addition of board members on the ARC committee.
- Caryn asked questions about the applications are still awaiting more information. Shirley let the board know that if an application is declined the homeowner will get noticed via letter.
- Caryn commented that it seemed that the ARC application amount was low. Tom discussed the reasons he thought the amount submitted was low.
- Judy mentioned it's possible that a lot of homeowners renovated after the hail-storm last year.
- Tom mentioned the ARC committee may start trying to update guidelines in the future.
- Caryn discussed that it seemed that the homeowners are responding on the first "Courtesy Letter" since majority of the violations were on the first stage.
- Carol mentioned the TRAPP program and asked if anyone is taking advantage of the program. Caryn discussed the TRAPP program and the benefits.

**SMOKY HILL METRO**

- Shirley discussed that the "Smoky Hill" sign had still not been completed.
- Homeowner discussed that the Metro wasn't taking care of the property outside of the perimeter fence along Buckley.

- Caryn let the homeowners know that she drove by and gave the list that belonged to the homeowners to CCHP. The rest of the landscaping was the Metro District responsibility.

### **COMMUNITY EVENTS**

- Ice cream social was discussed. Judy asked for volunteers and discussed the ideas for the entertainment. Judy discussed the date she would like to have the Ice cream social.

### **LEGAL REPORT**

- None

### **SPECIAL GUESTS**

- n/a

### **HOMEOWNERS FORUM**

- A homeowner had a question regarding parking and other homeowners blocking the neighbor's driveway. Caryn mentioned that the streets belong to Centennial and recommended calling the Sheriff.
- A homeowner asked about how the unified trash discussion got started.
- A homeowner let the board know that the trash company the HOA wanted to go with has very bad google reviews.
- Judy Sharp made a motion to table the unified trash and focus on other issues. Rodger seconded. Motion passed 4-2.
- Caryn discussed revising the budget.
- Homeowner discussed her concerns regarding the board and their behavior.

### **CONTINUED BUSINESS**

- Shirley presented the 2018 Taxes and Caryn signed them.
- Shirley discussed that the guidelines for the Artificial grass had been sent to Vial Fotheringham and had not yet been returned.
- Caryn asked about the Audit. Shirley mentioned it would be a month or so for the audit to be received.

## **NEW BUSINESS**

- Ice Cream Social was discussed with the homeowners.
- The board discussed getting a newsletter out prior to the events happening in September.

Jerry motioned to adjourn meeting at 8:20pm, Judy seconded. Motion passed 6-0.