

Smoky Hill HOA
Board of Directors Monthly Meeting
July 13, 2021
Approved

The Smoky Hill Homeowners Association Meeting was held in person and virtually. Notice and instructions were emailed to owners, posted at the clubhouse and on the Association's website.

Board Members present: Darwin Johnson, Caryn Winkler, Joey Pacheco, Erin Ivaska-Lloyd, Christopher Brown and Carl Schuldies.

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

Attendance: The sign in sheet is available upon request – 16 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 June 8, 2021 meeting minutes were reviewed. Following discussion, upon a motion made by Joey, seconded by Erin and, upon vote, unanimously carried, the minutes from the June 8, 2021 meeting were approved as presented.

Financial Report

Financial statements for the period ended June 30, 2021 were reviewed. The Board noted that the Miscellaneous Income relates to the demand letter fee assessed to owner's accounts by 5150 and all should be waived. Following discussion, upon a motion made by Erin, seconded by Chris and, upon vote, unanimously carried, the Board approved to waive charges to homeowner accounts totaling \$3,662.01. The Board tabled consideration of the June 30, 2021 financials until the changes are made.

Invoice Approval – Following discussion, upon a motion made by Joey, seconded by Erin and, upon vote, unanimously carried, the Board approved the invoices presented in Strongroom for the month of July 2021.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 7 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 and requested Management concentrate efforts on bare areas in lawns, tree removal/pruning, tall weeds and trash cans that are left out.

Homeowner Forum - The following topics were discussed during Homeowner Forum:

- Garage sale date – target August 28, Shannon to send a broadcast email gauging interest.
- Kudos to Joey for the video and sound equipment which will allow Board's to meet both virtually and in person.
- Fall Dumpster Rally – target date of October 16th. Board is working to find compactor trucks as it will make the day run smoothly and allow for more items to be disposed of.

Unfinished Business or Discussion Items

End of Season Movie/Late Swim Night – The Board discussed holding an end of season movie night at the pool, if approved by the Metro District. The Board set a date of Sunday, September 5. Shannon is to reach out to Front Range Recreation for the lifeguards needed for the event, Joey will work on the move and other Board members will work on food trucks/ice cream for the event.

City of Centennial Grant Discussion - The Board reviewed the City of Centennial Grant information included in the Board packet and will apply to off set some of the costs associated with the end of season movie/late swim night.

Group Home Discussion – The Board discussed the group home situation. Caryn will work with the owners who have expressed concern about these homes and will also seek legal guidance from Travis Keenan.

New Business

Resignation of Justin Lombardo and Appointment of New Board Member – Justin Lombardo resigned from the Board effective immediately. Following discussion, upon a motion made by Caryn, seconded by Joey and, upon vote, unanimously carried, the Board appointed Kim Williams to fill the vacant seat until the 2022 Annual Meeting.

Executive Session

The Board entered Executive Session at 7:36 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:43 pm.

Adjournment

With no further business to discuss, upon a motion made by Caryn, seconded by Joey and, upon vote, unanimously carried, the meeting was adjourned at 8:44 pm.