

**Smoky Hill HOA
Board of Directors Monthly Meeting
July 14, 2020
Approved**

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

Board Members present: Caryn Winkler, Darwin Johnston, Rodger Robertson, Joey Pacheco, Justin Lombardo, Clark Kitzes and Steve Clerkin were present. Kim Williams, ARC member, was also present.

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

Attendance: Sign in sheet is available upon request – 16 homeowners were in attendance.

Call to Order

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 6:36PM.

Welcome to New Board Members/Election of Officers

New Board members were announced on July 10, 2020. These Board members are Joey Pacheco, Justin Lombardo and Clark Kitzes.

As required by the Association's Bylaws, Officers of the Board were elected.

Following a motion by Caryn, seconded by Justin and, upon vote, unanimously carried, the Board elected Darwin Johnston as President.

Following a motion by Joey, seconded by Justin and, upon vote, unanimously carried, the Board elected Caryn Winkler as Vice President.

Following a motion by Clark, seconded by Joey and, upon vote, unanimously carried, the Board elected Clark Kitzes as Secretary.

Following a motion by Joey, seconded by Clark and, upon vote, unanimously carried, the Board elected Steve Clerkin as Treasurer.

Following a motion by Joey, seconded by Clark and, upon vote, unanimously carried, the Board appointed Joey Pacheco as Chair of the ACC.

Following a motion by Caryn, seconded by Justin and, upon vote, unanimously carried, the Board appointed Caryn Winkler and Justin Lombardo as the liaison to legal counsel.

Following a motion by Justin, seconded by Joey and, upon vote, unanimously carried, the Board appointed Justin Lombardo as Social Coordinator.

It was acknowledged that Judy Sharp has sold her home within the community and has resigned her seat, with a term to carry through the Annual meeting in 2021. Following a motion by Caryn, seconded by Steve and, upon vote, unanimously carried, the Board appointed Rodger Robertson to fill the seat vacated by Judy Sharp.

Approval of Meeting Minutes

The June 9, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Rodger, seconded by Caryn and, upon vote, carried with a vote of 6-0-1 with Steve abstaining, the minutes from the June 9, 2020 Board meeting were approved as presented.

Financial Report

Financial Statements for the Period Ended June 30, 2020 – Shannon presented the Association's June 30, 2020 financial balance sheet showing \$49,492.71 in the operating account and \$104,338.35 in the reserve account with cash assets totaling \$153,831.06. It was noted management is monitoring budget items that are either over budget or under budget by \$1000.00. Following discussion, upon a motion made by Caryn, seconded by Steve and, upon vote, unanimously carried, the Board approved the financial statements for the period ended June 30, 2020 subject to audit.

Invoice Approval – Shannon reviewed accounts payable and noted invoices totaling \$12,952.86 were presented for approval. These invoices are from IREA, Cherry Creek HOA Professionals and Vial Fotheringham. Following discussion, upon a motion made by Caryn, seconded by Steve and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Architectural Review Committee Report

Architectural Request Submissions – Shannon noted there were 11 applications submitted for decision by the Committee since the last meeting. On average, applications are taking 5 days for a decision to be made.

Violation Report – Kim noted that there were 368 violations open as of July 11, 2020 and that of these, 72 violations are at stage 3 or 4. The Board noted they are reviewing individual violations, especially those that are high dollar repairs that are needed, to not burden owners who may be struggling.

Smoky Hill Metro District – There was no update from the Metropolitan District Board of Directors.

Homeowner Forum

- An owner requested she be sent the concrete guidelines again as it doesn't appear that she received them via blast email.

Unfinished Business or Discussion Items

Concrete Replacement Guideline Discussion – Comments are being received regarding the Concrete Replacement Guidelines that were emailed to owners. These comments will be compiled and provided to the Board for consideration before the guidelines are approved.

Food Truck Rally – Caryn will resume work on this matter with the Metro District.

Ice Cream Social – The Board requested suggestions as to how to proceed with the Annual Ice Cream Social due to social gathering restrictions currently in place that are expected to continue.

Fall Dumpster Day – Assistance will be needed in planning the 2020 Dumpster Day in late September/early October.

New Business

Domain Registration - The Board was provided with a solicitation for the renewal of the Association's domain. David will research this matter and let the Board know what the cost is through GoDaddy.

Executive Session

The Board entered Executive Session at 7:33 to discuss collection activities and covenant violations.

The Board exited Executive Session at 9:09 pm.

A motion was made by Steve, seconded by Clark and, upon vote, unanimously carried, to take the following actions:

- Account 1083013801– Counsel to proceed with lawsuit.
- Account 1083059601 – The Board will review this home prior to the August meeting to determine if counsel is to proceed with a lawsuit.
- Account 1083067201 – The Board will review this home prior to the August meeting to determine if counsel is to proceed with a lawsuit.
- Account 1083068301 - Counsel to proceed with lawsuit.
- Account 1083119801 – Counsel and management to close covenant enforcement file.
- Account 1083122001 – Counsel and management to close covenant enforcement file.
- Account 1083136001 – Counsel and management to resend letters to off site address.
- Account 1083053801 – The Board will review this home prior to the August meeting to determine if counsel is to proceed with lawsuit.
- Account 1083054011 – The matter will be reported to City of Centennial Code Enforcement.
- Account 1083008801 – Turn this matter over to counsel for a demand letter to be sent.

Adjournment

With no further business to discuss, upon a motion made by Clark, seconded by Caryn and, upon vote, unanimously carried, the meeting was adjourned at 9:10 PM. The next meeting is scheduled for Tuesday, August 11, 2020 at 6:30 PM.

APPROVED