

**Smoky Hill HOA**  
**Board of Directors Monthly Meeting**  
**June 8, 2021**  
**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:** Darwin Johnson, Caryn Winkler, Joey Pacheco, Erin Ivaska-Lloyd, Christopher Brown and Carl Schuldies.

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

**Attendance:** The sign in sheet is available upon request – 14 homeowners were in attendance.

**Call to Order**

Darwin called the monthly Smoky Hill Homeowners Association meeting to order at 6:31 PM.

**Approval of Meeting Minutes**

The May 11, 2021 meeting minutes were reviewed. Following discussion, upon a motion made by Christopher, seconded by Joey and, upon vote, carried by a vote of 5-0-1, with Caryn abstaining, the minutes from the May 11, 2021 meeting were approved as presented.

**Financial Report**

Financial statements for the period ended May 31, 2021 were not received from prior management in time for consideration by the Board. These financial statements will be considered at the July 13, 2021 Board Meeting.

**Invoice Approval** – Darwin requested Management payment be made to HBS Services and People Ready as soon as funds have been received from prior management.

The Board approved the use of Strongroom for invoice payment but requested invoices be ratified at the meeting each month.

**Architectural Review Committee Report**

**Architectural Request Submissions** – Joey will serve as the chairperson for the Architectural Review Committee. Jeanne Whitehill and Kim Williams volunteered to serve as well. The Committee members moving forward are Joey Pacheco, Jeanne Whitehill, Kim Williams, Carl Schuldies and Erin Ivaska-Lloyd.

**Violation Report** – Due to the transition between management companies, there was no violation report provided.

**Homeowner Forum**

- The owners in attendance welcomed back Cherry Creek HOA Professionals as management for the Association.

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

**Dumpster Rally Recap** – Darwin provided a recap of the dumpster rally held on May 15, 2021, including that there are a lot of great neighbors who volunteered with the event. A total of 14 dumpsters were used at the cost of \$4900.00. Ideas and input from the Board are needed for the fall dumpster rally. The Board will also need to review the budget to determine if additional days can be scheduled.

### **New Business**

**Gift Card Purchase for Yard of the Month, Halloween Decorations and Holiday Decorations** – The Board discussed the \$50.00 gift cards used to celebrate the yard of the month, Halloween decoration and Holiday decoration winners. An email is to be sent to Shannon with nominations for the award. The Board can nominate and vote but are not eligible to win. All areas of the community need to be represented and each nominee must be current on assessments or have any open violations. Darwin will purchase the gift cards and send the receipt to Shannon for reimbursement since this is a budgeted expense.

**Waco Weeds Discussion** – The Board discussed the weeds along the Waco fence line from Smoky Hill Road south to S. Truckee Ct. Violation letters will be sent to the homeowners as a reminder to keep all their property cleaned up.

**In Person Meetings** - The Board discussed having meetings in person moving forward. The meeting on July 13, 2021 will be a hybrid meeting, to ensure the technology needed is in place to continue to allow owners to attend virtually, if wanted. In addition, the Annual Meeting held in April of each year, will be in person.

**Board Member Attendance** – The Board discussed the lack of attendance by a member of the Board. Darwin will reach out to Mr. Lombardo to determine if he has the availability to attend moving forward and if not, request that he consider resigning.

### **Executive Session**

The Board entered Executive Session at 7:38 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:02 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 8:02 pm.