

Smoky Hill HOA
Board of Directors Monthly Meeting
June 9, 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, Kim Williams, Rodger Robertson and Judy Sharp were present.

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

Attendance: Sign in sheet is available upon request – 12 homeowners were in attendance.

Call to Order

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 6:43 PM.

Meeting Minutes Review

The May 12, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the minutes from the May 12, 2020 Board meeting were approved as amended.

Financial Report

Financial Statements for the Period Ended May 31, 2020 – Shannon presented the Association's May 31, 2020 financial balance sheet showing \$51,086.22 in the operating account and \$104,325.52 in the reserve account with cash assets totaling \$155,411.74. It was noted management is monitoring budget items that are either over budget or under budget by \$1000.00. The Board inquired about the difference between the April 30, 2020 financials and the May 31, 2020 financials in relation to the audit/tax line item and legal fees – covenant enforcement. Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the Board approved the financial statements for the period ended May 31, 2020 to be revised and subject to audit.

Invoice Approval – Shannon reviewed accounts payable and noted 2 invoices totaling \$4,080.95 were available for approval as invoices from Vial Fotheringham and IREA have not been received to date. Following discussion, upon a motion made by Kim, seconded by Judy and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Architectural Review Committee Report

Architectural Request Submissions – Shannon noted there were 30 applications submitted for decision by the Committee since the last meeting. On average, applications are taking 4 days for a decision to be made.

Violation Report – Kim noted that there were 241 violations open as of June 9, 2020 and that of these, 53 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 asked if Dumpster Day would be rescheduled. It was noted that due to the pool opening shortly, Dumpster Day will be rescheduled in September or October.
- An owner requested information about the Election of Board Members, which was originally scheduled to take place in April. The Board noted this matter would be discussed during Unfinished Business but will be taking place shortly.

Unfinished Business or Discussion Items

Concrete Replacement Guideline Discussion – Rodger noted he is waiting on feedback from both Board members and Owners. Shannon indicated she has not seen a copy of the document in question and therefore, has not been able to send it to the owners by email.

2020 Dumpster Day – As discussed earlier during the meeting, dumpster day will be held in either September or October, depending on availability of the contractor and the clubhouse parking lot. Information will be sent to Owners once a date has been set.

Vial Fotheringham 2020 Hourly Rate Increase – The Board received the rates from both 2019 and 2020 from Vial Fotheringham. Caryn indicated that a contingency collection plan from Vial Fotheringham would be forthcoming to reduce the legal costs.

2020 Annual Meeting – Caryn presented a Resolution of Election by Mail-In Ballots to the Board for consideration. This Resolution will allow ballots to be mailed to all owners and to be returned to Cherry Creek HOA Professionals for tabulation within a specific time frame as determined by the Board. Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the Board adopted the Resolution as presented.

Information regarding the election will be mailed to owners no later than Friday, June 19, 2020 with ballots to be returned from owners by July 7, 2020. The election results will be announced by email prior

to the Board meeting scheduled for July 14, 2020. Following discussion, upon a motion made by Kim, seconded by Darwin and, upon vote, unanimously carried, the Board approved ballots to be mailed with self-addressed stamped envelopes back to Cherry Creek HOA Professionals.

Rain Barrel Discussion – The Board briefly discussed development of a rain barrel guideline and determined that each request should be reviewed on a case-by-case basis.

New Business

Food Truck Rally – Caryn indicated she has been approached about having food truck rally's in the community. There would be no expenditure of funds for this project as the HOA would only need to publicize the events by email. Caryn will coordinate this matter with the Metro District.

Ice Cream Social – Caryn requested the Board consider how to hold an ice cream social for the community later this summer/early fall.

Account 1083010201 - Write off of \$445 - Following discussion, upon a motion made by Rodger, seconded by Kim and, upon vote, unanimously carried, the Board approved the write off of \$445.00 from account 1083010201.

Account 1083112201 – Write off of \$1519.86 – Following discussion, upon a motion made by Rodger, seconded by Kim and, upon vote, unanimously carried, the Board approved the write off of \$1519.86 from account 1083112201.

Executive Session

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

The Board exited Executive Session at 8:29 pm.

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

- Account 1083025201– Counsel to proceed with lawsuit.
- Account 1083064001 – Counsel to send 1 additional letter with a deadline to cure violation of July 1, 2020.
- Account 1083119801 – Counsel to send 1 additional letter with a deadline to cure violation of July 1, 2020.
- Account 1083128701 - Counsel to proceed with lawsuit.
- Account 1083048301 – Counsel to proceed with lawsuit.
- Account 1083134501 – Turn covenant enforcement matter over to counsel for demand letter.
- Account 1083136101 – Turn covenant enforcement matter over to counsel for demand letter.
- Account 1083133601 – Turn covenant enforcement matter over to counsel for demand letter.

Adjournment

With no further business to discuss, upon a motion made by Kim, seconded by Darwin and, upon vote, unanimously carried, the meeting was adjourned at 8:30 PM. The next meeting is scheduled for Tuesday, July 14, 2020 at 6:30 PM.

APPROVED