

**Smoky Hill HOA
Board of Directors Monthly Meeting
June 11, 2019**

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on June 11, 2019.

Board Members Present: Caryn Winkler, Jerry Dionisio, Kim Williams, Tom Mehl, Judy Sharp and Darwin Johnston.

Smoky Hill HOA Agent present: David Prieto and Shirley Forbes – Cherry Creek HOA Professionals

Attendance: Sign in sheet is available upon request – 11 Homeowners signed in with 23 homeowners in attendance

Call to Order

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 6:32 PM.

The May 14, 2019 meeting minutes were reviewed. Tom made a motion to approve the May 14, 2019 minutes, Jerry seconded the motion. No discussion was held. Motion passed 4-0.

David Prieto, CCHP spoke about the current violations and inspections. Letting the community know that management company had experienced a lot of improvements and questions to the management company.

GENERAL SESSION

- David Prieto, CCHP presented the Association's current financial balance sheet showing \$17,375.49 in checking and \$141,227.60 in reserves. **Total cash assets: \$158,603.09.** HOA on budget for the year.
- The board discussed the budget for Dumpster Days.
- Jerry made a motion to approve the May 2019 financial reports; Darwin seconded; motion passed 4-0.
- David Prieto went over Accounts Payable.
 - Management fee
 - Reimbursement for Tom Mehl
 - Signs by Tomorrow
 - Vial Fotheringham

IREA- Autopay

- Jerry motioned to pay the association bills; Darwin seconded the motion; motion passed 4-0.

The board reviewed the June Violation Report:

- Total Open Violations – 243
 - Landscaping = 28%
 - Maintenance = 16%
 - Architectural = 16%
 - Fences = 3%
 - Vehicles = 6%
 - Rubbish/Debris = 19%
- David noted that as CCHP conducted the weekly inspections, it was clear that the community was completing a lot of work and repairs around the community. 243 open violations currently. Homeowners are responding on the first violation.
 - David discussed the ACC and process. 14 ACC applications had been approved and the amount of time to approve was close to three business days.
 - Tom commented that the transition with the new ACC database has decreased the approval times. Tom mentioned adding a few more board members to the ARC.

COMMUNITY EVENTS

LEGAL REPORT

- None

SPECIAL GUESTS

- n/a

HOMEOWNERS FORUM

- A homeowner discussed the way to go onto the homeowner portal.
- A homeowner asked how a homeowner became eligible to be on the board because her husband was asked to resign as he was not on the deed to the home.
- David Prieto discussed the amendment to the Bylaws regarding the qualifications of a board member.

CONTINUED BUSINESS

- Unified Trash Service Survey – David discussed the trash survey and how it worked. 840 survey invites were sent out and anyone who did not give us their email but called we sent them the survey. 840 invites were sent. 539 of the survey invites were open. 395 homeowners took the survey.
- Tom went over the summary of the Unified trash questions and answers that will be discussed at the meetings. Tom discussed some of the trash contract increases and fees.

NEW BUSINESS

- The Board discussed the open board position. 4 homeowners volunteered to be on the board. The Board will discuss the open position and candidates during the Executive Session.
- Board discussed the Artificial grass guideline and sending it to Vial Fotheringham to write up the resolution. Kim made a motion. Tom seconded. Motion passes 6-0.

Jerry motioned to adjourn meeting at 8:26 pm, Kim seconded. Motion passed 6-0.