

Smoky Hill HOA

Professionally Managed by Goodwin & Company
Draft Minutes

- I. **Call to Order** – The Smoky Hill HOA Board Meeting was called to order at 6:30PM on Tuesday, June 13th, 2023. Board Members in attendance were Craig Maroney, Jeff Cox, and Haley Foster. Thomas McGee Goodwin & Company was also present. Board Members, Jeff Kirkwood, Elizabeth Tillman, Steve Clerkin, and Emily Aarestad have all resigned.
- II. Homeowners present were, Steve Clerkin, Sharon Calhoun, Peg Sage, Emily Aarestad, Joey Pacheco, Joe Egan, CJ Whelan, Jessica Armendariz, Caryn Winkler, and Tryce Limke.
- III. **Approval of Minutes**—A motion was made by Craig Maroney and seconded by Jeff Cox to approve the March 14th meeting minutes except for the financials. There was no further discussion, and the minutes were approved 3-0
- IV. **Appointment of Jessica Armendariz to the Board of Directors. She will be serving a 1-year term expiring in 2024. This took place during the meeting and as such there are votes that took place before she was appointed. The vote was 3-0.**
- V. **Residents Forum**—
- VI. **Financial Report**— Thomas provided the draft copies of the May financials in his Board Packet. There was no discussion of these.
 - a. Operating Cash \$
 - b. Master Reserve \$
 - c. Accounts Receivable \$
- VII. **ARC Committee**
 - a. Seeking Volunteers
 - b. The ARC committee will still require owners that are replacing existing roof and siding due to hailstorm to submit an ARC request through Smart Webs even if they are just color matching.
- VIII. **Social Committee**
 - a. **A motion was made by Craig Maroney to dissolve the social committee. After a lengthy discussion this motion was not seconded and will be tabled.**
 - b. **A motion was made by Craig Maroney and seconded by Jeff Cox to remove the Smoky Hill HOA name from all Social Committee event flyers. After discussion this was passed 3-0.**
 - c. **A motion was made by Craig Maroney and seconded by Jeff Cox to approve \$250 in funding for the July 4th event pending the approval of the HOA attorney. After discussion this was passed 4-0.**
 - d. Questions regarding the liability coverage surrounding the Summer Splash event. Owner Emily Aarestad explained that the attorneys she spoke with said the association was not covered by the current insurance. The management company nor the social committee chair were provided with these statements. Goodwin & Company director Shane Lussier emailed the Board on 5/26 that he contacted the broker of record, and they advised the HOA was covered, and did not need additional coverage.
 - e. Owner Emily Aarestad recommended the Board contact the attorney to draft a Charter for the social committee.
 - f. Social Committee chair Haley Foster was asked to provide the Board with the upcoming schedule

c/o Goodwin & Company

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of social committee events as well as the funding.

IX. Old Business

- a. N/A

X. New Business

- a. Thomas McGee advised the current Board to consult with the attorney before ratifying motions that took place during the Board executive session meeting.
- b. Owner Emily Aarestad reported that they did speak with the new attorney for the HOA, and he approved these actions. They said meeting minutes were taken. These minutes and the attorney opinion were not provided to the management company nor the homeowners.
- c. Haley Foster also advised during that meeting that she was not comfortable with these out of meeting actions.
- d. **Pursuant to a 7-0 vote taken during the above referenced executive session the Board has given Goodwin & Company 60-day notice for termination of the current management contract. Craig Maroney made a motion to ratify this executive session vote this was seconded by Jeff Cox. Haley Foster voted against it. The vote was 2-1.**
- e. **Pursuant to a 7-0 vote taken during the above referenced executive session the Board has removed Travis as the attorney and replaced him with Damien Bielle. Craig Maroney made a motion to ratify this executive session vote this was seconded by Haley Foster. There was no further discussion. The vote passed 3-0.**
- f. **A motion was made by Craig Maroney and Seconded by Jeff Cox to give Goodwin & Company an additional 60 days (total of 120 days) before termination of the contract. With no further discussion this was passed 3-0.**
- g. **On a motion from Craig Maroney seconded by Jeff Cox, \$50 of funding will be allocated for Smoky Hill HOA to join CenCon. There was no further discussion, the motion passed 3-0.**
- h. **On a motion from Craig Maroney seconded by Jeff Cox the Board will appoint CJ Whelan to be the Smoky Hill HOA representative to CenCON. There was no further discussion as this motion passed 4-0.**
- i. **On a motion from Craig Maroney and seconded by Jeff Cox, the management company will resume bi-monthly inspections, following the Covenants and Declarations. The management company will send out a warning letter first class mail as well as through email. The HOA will cover the costs. After discussion the motion passed 4-0.**
- j. **On a motion from Craig Maroney seconded by Jeff Cox, the Board approved \$1500 in funding to provide the community with a mailing to recruit 3 new Board members. After discussion this passed 3-0.**
- k. The Board expressed to Goodwin & Company their desire to see all financial statements. Craig Maroney stated he has not received any financials statement, bank statements or budget comparisons. The manager asked for a list of which statements are not available. The manager pointed out that financial statements have been uploaded to Town Square and printed and included in the Board Packet from both the May and June meetings. The Board did not provide a list document missing.
- l. The management company was asked to email the community and post in Town Square regarding open Board positions.
- m. The management company was asked to determine when the \$500 grant was deposited.
- n. The management company was asked who signs the checks. The CEO of Goodwin & Company is the signature on the checks.
- o. The management company was asked how invoices are approved. Invoices are approved by the Community Manager for contracted items such as but not limited to collection attorney fees,

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water bills, and previously approved social functions. Other invoices will be provided to the board for review. The manager explained this policy can be altered to suit the Boards desire.

XI. **Meeting was adjourned at 8:59AM**