

**Smoky Hill HOA
Board of Directors Monthly Meeting
June 14, 2022**

The Smoky Hill Homeowners Association Meeting was held virtually via Zoom. Notice and instructions were emailed to owners.

Board Members present: Darwin Johnston, Jeanne Whitehill, Ben Steffey, Mike Limke, Jeff Cox and Craig Maroney.

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

Attendance: 10 homeowners were in attendance.

Call to Order

Darwin called the monthly Smoky Hill Homeowners Association meeting to order at 6:30 PM.

Approval of Meeting Minutes

The May 10, 2022, meeting minutes were reviewed. Following discussion, upon a motion made by Jeff, seconded by Craig and, upon vote, unanimously carried, the Board approved the minutes from the May 10, 2022, as presented.

Financial Report

Financial Statements for the Period Ended May 31, 2022 – Following discussion, upon a motion made by Mike, seconded by Jeanne and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended May 31, 2022, as presented and subject to audit.

Invoice Approval – Following discussion, upon a motion made by Darwin, seconded by Ben and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$7,170.96. Jeanne requested all legal invoices for 2022 be sent to her.

Social Committee Report

Heidi Herchelroath presented the Social Committee Report and indicated there were approximately 250 participants inside the pool area and 150 participates outside the pool area at the Summer Splash event.

The Committee is working on applying for additional grants from the City of Centennial for community events.

A 4th of July parade will be held at Crestline Park the morning of July 4th.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 9 days. Owners are encouraged to provide as much information as possible to ensure a timely review.

Violation Report – The Board reviewed the violation summary in detail.

Homeowner Forum – There were no owner questions or concerns.

Unfinished Business or Discussion Items

Architectural Design Guidelines, Rules and Regulations – Jeanne moved to create a Committee to review the Association’s Legal Documents, comprised of 3 to 4 Board members and recommend changes to the documents before proposing changes to the community. Mike seconded the motion. The motion died on a vote of 3-0-3.

Darwin encouraged members of the Board to review the documents and to think about what they would like to see changed.

New Business

Coyote Crossing Signage Discussion – Darwin explained the signage needed at Coyote Crossing Park. Following discussion, upon a motion made by Jeff, seconded by Jeanne and, upon vote, unanimously carried, the Board approved Darwin to purchase 2 metal reflective signs stating “No Motorized Vehicles Allowed” with posts at a cost not to exceed \$100.00.

HB22-1137 – Shannon provided the Board with information regarding HB22-1137, signed by Governor Polis on June 3 which becomes effective on August 10, 2022. Due to statute changes included in this legislation, the Collections, Covenant Enforcement and Conduct of Meetings Policies need to be updated by Counsel at a cost of \$350.00. Following discussion, upon a motion made by Jeff, seconded by Mike and, upon vote, unanimously carried, the Board approved WLPP to amend the policies as required by statute at a cost of \$350.00.

Roberts Rules of Order – Discussion was held regarding the use of Roberts Rules of Order and what each Officer of the Board should do. It was noted that many of the individual officer functions are delegated to the Management Company.

Executive Session

With no further business to discuss, upon a motion made by Darwin, seconded by Mike and upon vote, unanimously carried, the meeting was adjourned into executive session at 7:52pm.

Following discussion, upon a motion made by Mike, seconded by Darwin and, upon vote, unanimously carried, the Board entered into general session at 8:39pm.

Following discussion, upon a motion made by Darwin, seconded by Jeanne and, upon vote, unanimously carried, the Board decline to waive legal fees assessed to account SMK32471.

Following discussion, upon a motion made by Darwin, seconded by Mike and, upon vote, unanimously carried, the Board agreed to give account SMK32764 to November 30, 2022 to cure the open violations.

Adjournment

Following discussion, upon a motion made by Jeff, seconded by Mike and, upon vote, unanimously carried, the meeting was adjourned at 8:41 pm.