

**Smoky Hill HOA
Board of Directors Monthly Meeting
March 8, 2022
Approved**

The Smoky Hill Homeowners Association Meeting was held virtually. Notice and instructions were emailed to owners, posted at the clubhouse and on the Association's website.

Board Members present: Darwin Johnston, Kim Williams, Caryn Winkler, Carl Schuldies, Jeanne Whitehill, Chris Brown, and Joey Pacheco.

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

Attendance: 19 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 February 8, 2022 meeting minutes were reviewed. Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the Board approved the minutes from the February 8, 2022 as presented.

Homeowner Comment Regarding Architectural Guidelines

Owners in attendance reviewed the proposed Architectural Guidelines in detail. Given the number of comments and concerns provided, the Board tabled further discussion or review of the document until after the Annual Meeting. At that time, the new Board can determine to move forward with another review of the document or keep the existing document from 2019.

Metro District Election Candidate Introductions – Candidate introductions for the Metro District Election have been posted on the District website.

Financial Report

Financial Statements for the Period Ended February 28, 2022 – Following discussion, upon a motion made by Joey, seconded by Darwin and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended February 28, 2022 as presented.

Invoice Approval – Following discussion, upon a motion made by Caryn, seconded by Chris and, upon vote, unanimously carried, the Board approved the invoice presented totaling \$3,600.00. It was noted most invoices are being received after the 10th of the month and are therefore not able to be presented to the Board for approval.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 11 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.

Social Committee Report – Carl provided an update from the Social Committee. The Dumpster rally is tentatively scheduled for April 30, 2022 and will include 14 dumpsters. Volunteers are needed to assist with the flow of traffic. The Committee will be applying for a grant from the City of Centennial to off set costs associated with this annual event.

Homeowner Forum – There were no additional questions or comments for the Board outside of those provided during the Homeowner Comment Regarding Architectural Guidelines portion earlier in the meeting.

Unfinished Business or Discussion Items

Draft Architectural Guidelines – As noted, the Board tabled further discussion or review of the document until after the Annual Meeting. At that time, the new Board can determine to move forward with another review of the document or keep the existing document from 2019.

Annual Meeting Preparation – The Board discussed having Joey provide audio/visual support to hold the meeting via Zoom and in person.

It was also noted that as of this meeting, there is 1 candidate for 4 seats. Several owners in attendance requested additional information and indicated their interest is running. If there are more than 4 candidates at the end of business on Friday, March 11, 2022, ballots will be mailed to each homeowner.

New Business

There was no new business to discuss.

Executive Session

The Board entered Executive Session at 8:15 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 9:06 pm.

Adjournment

With no further business to discuss, upon a motion made by Joey, seconded by Kim and upon vote, unanimously carried, the meeting was adjourned at 9:07 pm.