

**Smoky Hill HOA
Board of Directors Monthly Meeting
March 10, 2020
Approved**

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on March 10, 2020.

Board Members present: Caryn Winkler, Judy Sharp, Darwin Johnston, Rodger Robertson and Steve Clerkin were present. Kim Williams arrived late to the meeting.

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

Attendance: Sign in sheet is available upon request – 7 homeowners were in attendance.

Call to Order

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 6:31 PM.

Meeting Minutes Review

The February 11, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Darwin, seconded by Steve and, upon vote, unanimously carried, the minutes from the February 11, 2020 Board meeting were approved as amended.

Financial Report

Financial Statements for the Period Ended February 29, 2020 – Shannon presented the Association's February 29, 2020 financial balance sheet showing \$56,544.39 in the operating account and \$104,273.64 in the reserves account with cash assets totaling \$160,818.03. It was noted management is monitoring budget items that are either over budget or under budget by \$1000.00. Following discussion, upon a motion made by Steve, seconded by Rodger and, upon vote, unanimously carried, the Board approved the financial statements for the period ended February 29, 2020 subject to audit.

Invoice Approval – Shannon reviewed accounts payable and noted 4 invoices totaling \$8,110.97 were available for approval and signature. 2 additional invoices totaling \$3,047.13 were submitted for payment electronically. Following discussion, upon a motion made by Steve, 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 4 applications submitted for decision by the Committee since the last meeting. Of these, one application has been held with more information requested. On average, applications are taking 2 days for a decision to be made.

Violation Report – Kim noted that there were 181 violations open as of March 10, 2020 and that of these, 114 were on spring hold.

Smoky Hill Metro District – There was no update from the Metropolitan District Board of Directors.

Homeowner Forum

- An owner requested information regarding exterior home materials as he was told stucco wasn't allowed. The Board advised the owner that stucco is allowed but that an application will be needed to change the materials on the exterior of the home detailing what materials will be used/installed and what colors both the body and trim will be.
- An owner asked if photos are taken with violations. Shannon noted that photos are taken and that owners who have signed up for the owner portal can view them, otherwise they will be emailed to the owner upon request.
- An owner questioned the late fees being written off. The Board noted that the collection policy provided to the Management company was not correct and that only 2 late fees are to be charged per year. The write-off of late fee stems from more than 2 late fees being charged to delinquent accounts in 2019.
- An owner asked about the online architectural application process, specifically the form to be used and if the portal has been corrected so owners cannot see architectural applications of other owners. David noted that the online architectural application is dynamic, meaning it asks for information based on the type of request being submitted. The garage door color is being asked for when exterior painting requests are submitted. David also noted that Smartwebs is aware of the issue of owners being able to see architectural applications for homes other than their own but hasn't yet made changes to the platform to stop this from happening.

Unfinished Business or Discussion Items

Annual Meeting Discussion/Preparation – The Annual Meeting is currently scheduled for April 14, 2020 at 7:00 pm. As of today, there are 3 owners who have expressed interest in running for the Board. If more than 1 other owner expresses interest in running for the Board, ballots will be mailed to all owners. The deadline to self-nominate is March 13, 2020.

Concrete Replacement Guideline Discussion – The Board will discuss this matter further at the April meeting, but also expressed their thanks to Rodger for working on this item as direction and guidance is needed to both owners and the Board for this expensive maintenance item.

Garage Door Color – The Board further discussed the issue of garage door color; however, no decision was made.

New Business

2020 Dumpster Day – The 2020 spring dumpster day is scheduled for Saturday, May 2 from 8:00 am to 2:00 pm. Members of the Board are requested to be present during the event to direct traffic, etc.

Executive Session

The Board entered into Executive Session at 7:42 to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:50 pm.

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

- Account 6301 – write off \$168.00 as deemed uncollectable by legal counsel and agree to the \$50.00 per month payment plan.
- Account 4501 – write off \$60.00 in legal fee from the account.
- Account 1201 – write off \$450.00 as deemed uncollectable by legal counsel and agree to the \$50.00 per month payment plan provided the 2019 and 2020 assessments are paid in full.

Adjournment

With no further business to discuss, upon a motion made by Steve, seconded by Darwin and, upon vote, unanimously carried, the meeting was adjourned at 8:15 PM. The next meeting is scheduled for Tuesday, April 14, 2020 at 6:30 PM.