

**Smoky Hill HOA
Board of Directors Monthly Meeting
March 12, 2019**

Board Members Present: Caryn Winkler, Carol Larkin, Jerry Dionisio, Kim Williams, Walt Leuci, Jake Dalton, Tom Mehl

Smoky Hill HOA Agent present: David Ariss - Centennial Property Services

Attendance: Sign in sheet is available upon request

Call to Order

Caryn called the monthly SHHOA meeting to order at 6:33 PM.

Caryn read the following statement into the minutes:

Smoky Hill Board held an executive at the end of the February monthly meeting on February 12, 2019. At that meeting,

Jerry made a motion Motion to terminate the contract with Centennial Property Services and give a 60 day notice of termination. Tom Seconded the motion

Discussion was held. Caryn (president) restated the Motion and a vote of all board members was held.

Vote: Passed unanimously

Jake made a motion to offer contract for services to Cherry Creek HOA Professionals. Jerry seconded the motion. Discussion was held regarding the extensive review of three final candidates, contracts of those vetted, interviewed and researched. Caryn (President) restated the Motion and a vote of all Board Members was held. Vote: Passed unanimously

The January 2019 meeting minutes were reviewed. Carol made a motion to approve the January 2019 minutes as amended, Jake seconded the motion. No discussion was held. Motion passed 7-0.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet showing \$36,330.29 in checking and \$140,023.11 in reserves. As of yesterday, 1,127 homeowners (82%) have paid their 2019 HOA dues.
- Jake made a motion to approve the financial reports subject to audit; Kim seconded; motion passed 7-0.
- Jake reviewed the Accounts Payable. The total HOA bills are \$8603.13. The bills set forth in the Accounts Payable Detail include \$4087.90 to CPS, \$4435.00 to Vial Fotheringham, \$30 to Cencon and the automatic payment of \$50.23 to IREA. Jake motioned to pay the association bills, Kim seconded the motion; motion passed 7-0.

Carol reviewed the January Violation Report:

- Total Open Violations – 193
- Yard/Lawn = 26
- Paint/Siding = 37
- Trash Cans = 67
- Fences = 10
- Trees = 3
- Vehicles = 18
- Unsightly Debris = 13
- Misc = 17
- Roof = 2

COMMUNITY EVENTS

- No report.

LEGAL REPORT

- None

SPECIAL GUESTS

- Clint Walker reported for the Metro District that there has been significant ‘tagging’ happening in the parks, especially Big Sandy and Smoky Hill parks. He asked everyone to be watchful and if you see someone, to record them if possible but call the authorities.

HOMEOWNERS FORUM

- Change of Management Company: Caryn reported that Centennial Property Services had done a good job. The board felt the new company could offer much more with more advanced technology, i.e., 24/7 availability, violation photos on the secure website, etc.. The Board interviewed three companies and are confident in the selection made.
- A homeowner asked about sending dues to Las Vegas. Caryn explained it is no different than sending your Xcel check to Arizona. It is simply the bank lock box service which will make payments more efficient.
- Transfer Fees – when a home is sold, the title company asked the HOA management company for a Status Letter. The Status Letter tells the title company and buyer if there are any open covenant violations, if money is owed the HOA. The Status Letter fee is charged by the management company, not the HOA. The new company, Cherry Creek HOA Professionals charges \$250 which is significantly lower than others. One homeowner brought up a Denver Post article calling the fees fraudulent. Caryn explained the work that goes into the process, such as those already mentioned, and updating HOA records, assisting with violations if any, sending out welcome letters and more.
- There was some discussion on the confusion between the HOA and the Metro District – on when the HOA became mandatory (a vote of the neighborhood in 2001 we believe) – and a Metro District Bond that expired and renewed.
- State Representative Tom Sullivan introduced himself and spoke briefly.

CONTINUED BUSINESS

- Unified Trash Service – Tom gave a Power Point presentation.
- Questions after the presentation: 1) How will the HOA bill Homeowners – either 2x or 4x per year. 2) Is the HOA willing to share who the top 3 contenders are – not until it is appropriate, 3) Will the new trash service supply trash containers – each of the companies has different ideas here, so it will depend on the company chosen, 4) How will the bookkeeping be handled and is the cost included in Cherry Creek’s

contract. There may be a slight increase depending on how the billing is handled. 5) How will the people who do not pay be handled? The HOA has a formal collection policy that will be followed, 6) Will there be a vote of the entire neighborhood? Yes, the HOA will need 685 yes votes to institute this service, 7) Will other covenants change along with the trash? Yes, the HOA plans to simply update some of the older covenants to include modern language. The HOA does anticipate more strident covenants and the neighborhood will also vote on this, 8) If the HOA can save \$7 - \$11,000 by not having to hold Dumpster Days because the new service offers large item pickups, will it put the savings towards the trash service to reduce fees? Possibly, it will take a year or so to determine the best way to handle this.

- Caryn brought up the damaged “A Covenant Community” sign at Buckley & Progress and that it needs to be replaced. There was some discussion. Tom made a motion to move forward with replacing the sign for \$1,740.00 and to work in conjunction with the Metro District. Carol Seconded. Motion passed 7-0.

NEW BUSINESS

- The Annual Meeting and Board Election will be held in May this year. There are three open seats. March 30 is the deadline to submit your name for the ballots.
- The Board wishes to keep their GoDaddy email accounts. Carol made a motion to that effect with the caveat that it be reviewed in 90 days. Kim seconded. Motion passed 7-0.

Jake motioned to adjourn meeting at 7:57 pm, Tom seconded. Motion passed 7-0.