

**Smoky Hill HOA
Board of Directors Monthly Meeting
March 13, 2018**

Board Members Present: Caryn Winkler, Jerry Dionisio, Steve McCandless, Carol Larkin, Mark Sobczak, **Absent:** Megan Bryant, Tom mehl

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

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:35 PM. The February 2018 meeting minutes were reviewed. Mark made a motion to approve the February 2018 minutes; Carol seconded the motion. No discussion was held. Motion passed.

Introduction of homeowners and board.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape.
- Past Due collections – more successes – five paid in full
- 2018 dues payments – 1,101 paid dues through Feb 28
- Accounts receivable improved by \$3,789 over 2017.
- Mark made a motion to approve the financial reports; Jerry seconded; motion passed.
- Steve McCandless, Treasurer reviewed the Financial Report and the Accounts Payable. The total HOA bills are \$10,734.60 The bills set forth in the Accounts Payable Detail include \$5,144.99 to CPS (includes annual meeting and newcomers mailings), \$1,624.00 to Vial Fotheringham (legal), \$3,917.00 to Auto Owners Insurance for the HOA Liability and E&O policies and the automatic payment of \$48.61 to IREA. Mark, made a motion to approve the financial reports subject to audit; Jerry seconded the motion; motion passed.
- Carol Larkin reviewed the Violation Report:
 - 125 Open Violation - 52 Violations are on Spring Hold
 - 25 Yard/Lawn (24 on spring/hold expiring May 1st, 2018)
 - 19 Holiday lights still up
 - 28 Paint/Siding *Remove all from Spring Hold on **April 1st 2018**, please notify all owners
 - 6 Fence; 29 trash cans
 - 7 Vehicles; 5 Debirs, 1 Tree; 3 Misc
 - 2 Roof and the remaining violation are either Misc or Debris

COMMUNITY EVENTS

- Spring dumpster day Saturday, May 12th
- Community Garage sale June 1 & 2
- CPS to acquire estimates for 1,000 8 ¼ x 4 2-sided sheets (garage sale maps).
- Past HOA successes: Ice Cream Social; holiday yard awards; summer Yard of the Month with \$50 gift certs; paint and paper recycling event.
- Need volunteers

SPECIAL GUESTS

None

HOMEOWNERS FORUM

- Mark Sobczak has joined the Metro District Board. There was some discussion.
- Discussion with several owners on covenant violations, etc.
- Several homeowners expressed interest in having the HOA coordinate one Trash Service for the community. The board explained that the current HOA dues would not cover the cost of providing this service. The HOA bylaws restrict dues increases to 4%, therefore it would not be possible without a majority vote of the entire community.

CONTINUED BUSINESS

- None

NEW BUSINESS

- Caryn brought up standardizing paint colors for the neighborhood. There was discussion among the members present as well as the board. The HOA will continue to look at the concept, but no decisions were made.

Mark made a motion to adjourn the general session; Carol seconded; Meeting adjourned 7:38pm

Smoky Hill HOA
Board of Directors Monthly Meeting
April 10, 2018

Board Members Present: Caryn Winkler, Jerry Dionisio, Steve McCandless, Carol Larkin, Mark Sobczak, Megan Bryant, Tom Mehl

Smoky Hill HOA Agent present: David Ariss, Centennial Property Services; Mark Dimpsey, CPS

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:30 PM. The March 2018 meeting minutes were reviewed. Mark made a motion to approve the February 2018 minutes subject to garage sale date change; Jerry seconded the motion. No discussion was held. Motion passed.

Introduction of homeowners and board.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape.
- Megan made a motion to approve the financial reports; Jerry seconded; motion passed.
- Steve McCandless, Treasurer reviewed the Financial Report and the Accounts Payable. The total HOA bills are \$6,191.83 The bills set forth in the Accounts Payable Detail include \$5,501.27 to CPS (includes ballot mailings), \$664.50 to Vial Fotheringham (legal), and the automatic payment of \$26.06 to IREA. Mark, made a motion to approve the financial reports subject to audit; Megan seconded the motion; motion passed.
- Carol Larkin reviewed the Violation Report:
152 Open Violation - 52 Violations are on Spring Hold
25 Yard/Lawn (24 on spring/hold expiring May 1st, 2018)
19 Holiday lights still up
54 Paint/Siding *Remove all from Spring Hold on **April 1st 2018**, please notify all owners
7 Fence; 41 trash cans
5 Vehicles; 7 Debris, 1 Tree; 8 Misc
2 Roof and the remaining violation are either Misc or Debris

COMMUNITY EVENTS

- Spring dumpster day Saturday, May 12th
- Community Garage sale June 1 and 2nd. – update website.

- Postcard for May 1 drop date – for community garage sale. Mark motion to produce pc for May 1 drop not to exceed \$700; Jerry 2nd. Caryn discuss to add reminder for dumpster rally notice on pc and new traffic pattern. Motion passed.
- Mark discussed signage – approved by Metro District. Suggested to check Metro District storage for existing signs.

SPECIAL GUESTS

- Ron Weidman, City Councilman spoke.
- John Bryant spoke on behalf of the Metro District.

HOMEOWNERS FORUM

- Beth Chu – homeowner, brought artificial grass samples asking the board for approval to use in front yard. Grass vendor made pitch – he will send addresses to review. Board will review in exec session.
- Homeowner asked for vendor suggestions for paint, yard fertilizer, tree removal, etc. Three choices. Carol explained the HOA cannot formally make recommendations.
- Caryn discussed drug/crime – no statistics available. Once a year deputy comes to the board meetings.
- Homeowners asked to have sheriff visit to address speed control.
- Neighbor told about break in across street, stolen car and stolen tools.
- Mark Sobczak discussed the TRAP and Neighbor to neighbor possible program.
- Homeowner asked about HOA stand on US Flag display.
- Quick vote by hand asking who would support the artificial grass – over 50% approved.

CONTINUED BUSINESS

- Mark asked for additional signage. Clint Walker says there are signs in Metro District storage. Mark moved to table discussion, Megan seconded. Motion passed.
- Dumpster Day – Sat May 12. Contract deputy for that day. Caryn motioned to spend up to \$500, Carol Seconded. Motion passed.

NEW BUSINESS

- Mark made a motion to adjourn the general session; Jerry+ seconded; Meeting adjourned 8:28 pm

**Smoky Hill HOA
Board of Directors Monthly Meeting
May 8, 2018**

Board Members Present: Caryn Winkler, Jerry Dionisio, Mark Sobczak, Tom Mehl, Kim Williams, Jake Dalton. Carol Larkin attended via telephone.

Smoky Hill HOA Agent present: David Ariss, Centennial Property Services; Mark Dimpsey, CPS

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:33 PM. The April 2018 meeting minutes were reviewed. Mark made a motion to approve the April 2018 as amended; Tom seconded the motion. No discussion was held. Motion passed.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape. Collections on past due accounts continue to improve. Current balance due is \$31,656 - \$11,642 better than one year ago at this time and \$5,683 better than last month.
- Mark made a motion to approve the financial reports; Kim seconded; motion passed.
- Mark made a motion to approve former HOA Vice President Megan Bryant to sign the HOA checks to accommodate First Bank regulations for the April bills month. Megan and Steve will be removed as signers Jerry seconded. Motion passed.
- David Ariss reviewed the Financial Report and the Accounts Payable. The total HOA bills are \$7,006,67 The bills set forth in the Accounts Payable Detail include \$4,869.30 to CPS (includes ballot mailings), \$2,089.50 to Vial Fotheringham (legal), and the automatic payment of \$47.87 to IREA. Mark made a motion to approve the financial reports subject to audit; Tom seconded the motion; motion passed.
- David Ariss reviewed the Violation Report for Carol Larkin:
327 Open Violation
108 Yard/Lawn
24 weeds in driveways
71 Paint/Siding
14 Fence; 62 trash cans
13 Vehicles; 9 Debris, 2 Tree; 18 Misc
2 Roof; 2 AC/swamp coolers

Caryn discussed CPS contract renewal and violation inspections. Caryn explained process of renewing the CPS contract.

Mark had stated incorrectly that CPS was to inspect 1x month in May and June. Caryn explained the change in scope of work and that now we inspect weekly in May and June and 1x per month in Dec and January. Important to inspect every house each week in May and June.

Kim Williams would like to do a ride-along with inspector.

Mark suggested CPS send letters to homeowners who satisfy their violations.

ELECTION OF OFFICERS

Self-nominations do not require a second.

Caryn and Mark both self nominated for President . . .

Caryn called for vote.

Paper ballots were distributed. Caryn asked two homeowners in attendance to take Carol Larkins secret vote by phone and write on a secret ballot. Homeowners counted the ballots and presented the results to David Ariss.

Results for president: Caryn: 4 Mark: 2 Abstain; 1

Self nominations for other offices – all appointed by acclamation:

Vice President: Kim Williams

Treasurer: Jake Dalton

Secretary: Jerry Dionisio

Caryn Winkler made a motion to appoint President - Caryn Winkler, Vice President - Kim Williams and Treasurer - Jake Dalton as signers on the HOA bank accounts with First Bank. Kim Williams seconded. Motion passed unanimously.

Appointments:

Events Committee: Mark Sobczak

Legal Liaison: Mark Sobczak

ARC Chair: Carol Larkin; ARC Committee: Tom, Kim, Jake, Caryn as needed

Carol Larkin dropped call at 7:19 pm

COMMUNITY EVENTS

- Spring dumpster day Saturday, May 12th. Mark will not be there this year. Volunteers:
- Tom Mehl – 8 - 10
- Kim – 12 - 2
- Caryn – 9 - 10

- Jake – 12 - 2
- Community Garage sale June 1 and 2nd. Ten so far signed up. Last year 48. Eblast on 20th of month. 5 days left to sign up. All else same as last email. Caryn had John Bofenkamp bring signs for Dumpster Day. Each board member will take a few signs to distribute.
- Mark made a motion to verify paid status of all HOA events sponsored that all homeowners are paid members (dues and assessments), with exception of Ice Cream Social. Jerry seconded; Passed.
- Paint/Paper Recycling – prefers to use GreenSheen for paint. Motion to institute event with date TBD. Jake seconded. Passed.

SPECIAL GUESTS

- John Bryant, President SH Metro District – 4th and final phase of fence project. Almost complete. There will be a 5th stage for park fences but unknown timeline for that.

HOMEOWNERS FORUM

- Homeowner – rec'd letter about painting – asking for extension to through August. Jake made motion to approve extension – ARC committee agreed.
- Mark Sobczak asking for landscape approval – approved by ARC.
- Homeowner asking why HOA does not send letters to address holiday lights still up in March, April, May, etc . . . Caryn explained boards change and some boards feel it is appropriate to send letters for Christmas lights; some do not. Recent board discussion that HOA would not enforce simple Christmas lights. The board will revisit the issue.
- Mark wants to review a possible single trash company for the HOA. Mark and Tom are committee.
- Neighbor to neighbor – Mark explained to the new board members what he would like the program to do. Jake asked to table discussion to next meeting. Mark will meet with attorney to get more information.

CONTINUED BUSINESS

- Summer Event – Ice Cream Social?
- Signs for meetings
- Paint pallet – Tom - ARC

NEW BUSINESS

CPS to print phone/email list when have all. List preferred contact preference.

Make new maps

Update website with new officers– include Mark phone number

Mark made a motion to adjourn the general session; Jake seconded; Meeting adjourned 8:37 pm

**Smoky Hill HOA
Board of Directors Monthly Meeting
June 12, 2018**

Board Members Present: Caryn Winkler, Jerry Dionisio, Mark Sobczak, Tom Mehl, Kim Williams, Carol Larkin. Absent: Jake Dalton

Smoky Hill HOA Agent present: David Ariss, Centennial Property Services; Mark Dimpsey, CPS

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:35 PM. The May 2018 meeting minutes were reviewed and amended. Mark made a motion to approve the May 2018 minutes as amended; Tom seconded the motion. No discussion was held. Motion passed.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape. Collections on past due accounts continue to improve. Current balance due is \$31,488 - \$9,238 better than one year ago at this time and \$5,683 better than last month.
- Mark made a motion to approve the financial reports subject to audit; Kim seconded; motion passed.
- David Ariss reviewed the Accounts Payable. The total HOA bills are \$12,843.01. The bills set forth in the Accounts Payable Detail include \$4,808.64 to CPS, \$2,051.50 to Vial Fotheringham (legal), \$5,550.00 to Haulaway for Dumpster Day, \$385.00 to Arapahoe County Sheriff for the Deputy at Dumpster Day and the automatic payment of \$47.87 to IREA. Mark made a motion to approve paying the HOA bills; Jerry seconded the motion; motion passed.
- Mark made a motion to approve ratification by May 9, 2018 email vote of Jake, Caryn, and Kim as bank signers. Jerry second. Motion passed.

Carol Larkin reviewed the Violation Report:

- Total Open Violations – 284 – 12 in legal - down from 327 last month
- Yard/Lawn = 107
- Trash cans = 65
- Paint/Siding = 60
- Fences = 15
- ARC team met to divide area into 4 zones for ease of follow-up. Each member covers an area they do not live in.
- Driveways = 13
- Trees = 8
- Vehicles = 5
- Unsightly Debris = 4
- Misc = 5
- Roof = 2

- Bagster/dumpster time limit discussion. Caryn motion to allow bagsters for only 30 days – amend guidelines. Mark second. Unanimous vote.
- Discussion of storage pods and rollofs – Tom motion to make time limit 30 days. Mark seconded. Unanimous.
- Kim motioned changing guidelines to disallow new metal edging. Carol seconded. Mark motioned to table until next month for discussion with attorney. Jerry seconded. Passed.

COMMUNITY EVENTS

- Community Garage sale - 39 homeowners participated. Map was effective. Mark emailed participants with his HOA email. Says he did not receive postcard, assumes some others did not either. Unsure about doing it next year. Metro District to determine signs policy for next year.
- Yard of Month – will have 2 homes by month end.
- Paint/Paper Recycling – set for Sept 8th. Using same company as last year.
- Mark asked to post photos of events on website.

LEGAL REPORT

- Attorney says issue with cameras is with using personal phone as it may be subpoenaed. Personal camera is OK with date and time stamp..
- Mark brought up the possibility of the HOA merging with Metro District.
- Percentage to change covenants 50% +1 of each individual filing – there are three filings.
- Carol asked Jerry to add line item to future agenda for Legal Report.

SPECIAL GUESTS

- Jaclyn Hennessey from Sherwin Williams – HOA specialist. Brought suggested samples to review. – Tom and Carol presented proposed changes to guidelines. Carol motioned to review and table until next month. Kim seconded. Passed.
- Carol Stitt – Metro District – spoke briefly on completing fence project. Priorities are listed on their website – fence is still first priority.

HOMEOWNERS FORUM

- Robyn Honsey – diesel truck on her street was there running for hours at a time. Left today.

CONTINUED BUSINESS

- RV, trailer and boat parking – Caryn had attorney draft a resolution saying no longer than 48 hours per month parking. Caryn motion to approve resolution to have clarity on 48 hours rule. Mark seconded. Discussion. Carol abstained. Motion passed.
- Caryn made motion to suspend and hold over the 48-hour rule until July so that it can be determined if this belongs as a resolution to the covenants or an ARC guideline. Mark seconded. Passed.

- Artificial Grass: do we need clarity. Currently the ARC approves on a case by case basis. Broadcast how to get approval.
- Mailing after July meeting.
- Signage – Mark motion to approve expenditure of not to exceed \$2,750.00 for sandwich signs to promote monthly meetings. 15 - 18 x 24 signs. Tom seconded. Motion failed.
- Mark motion to purchase one sign not to exceed \$200 to be posted in front of pool clubhouse subject to Metro District approval. Caryn seconded. Motion passed. Jerry abstained..
- Holiday lights – tabled.
- Meeting procedures, projector, welcome to members – Caryn to announce that covenants and guidelines are available at each meeting. Mark to check with Metro Board on projector use.
- Neighbor to neighbor – how can we better the community by using excess funds? Attorney to attend July meeting to discuss the program.

NEW BUSINESS -

- Summer neighborhood event – Ice Cream Social? At least two board members not able to participate in August. Caryn suggests e-blast asking for volunteers to plan event. Mark will put together e-blast.
- Mailing costs after July meeting.

Mark motioned to adjourn regular meeting at 8:50 pm, Jerry seconded. Motion passed.

**Smoky Hill HOA
Board of Directors Monthly Meeting
July 10, 2018**

Board Members Present: Caryn Winkler, Jake Dalton, Mark Sobczak, Tom Mehl, Kim Williams, Carol Larkin. Absent: Jerry Dionisio

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

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:35 PM. The June 2018 meeting minutes were reviewed. Mark made a motion to approve the June 2018 minutes as amended; Tom seconded the motion. No discussion was held. Motion passed.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape. He also stated we are doing well against the budget, showing \$3,228.41 ahead of the budget.
- David Ariss also said he transferred \$20,000 from reserves to the operating account as this is the time of year when the accounts get spent down while income is low.
- Questions about how TRAP loans are applied. CPS will ask CPA.
- Mark made a motion to approve the financial reports subject to audit; Tom seconded; motion passed.
- Jake Dalton reviewed the Accounts Payable. The total HOA bills are \$9,101.66. The bills set forth in the Accounts Payable Detail include \$5,344.78 to CPS, \$3,711.50 to Vial Fotheringham (legal), and the automatic payment of \$45.38 to IREA. Discussion on attorney billing . . . will ask attorney to provide more details. Mark made a motion to approve paying the CPS bill and IREA. Hold Vial Fotheringham until next month. Jake motion, Tom seconded the motion; motion passed.

Carol Larkin reviewed the July Violation Report:

- Total Open Violations – 193 – we were able to close 93 this month
- Yard/Lawn = 100
- Paint/Siding = 42
- Fences = 12
- Driveways = 3
- Trees = 24
- Vehicles = 5
- Unsightly Debris = 4
- Misc = 5
- Roof = 2

CPS needs to update TV. Mark to take photos of all violations prior to going to legal.

COMMUNITY EVENTS

- Paint and Paper Recycling – Sept 8th – 9am to 2 pm at pool clubhouse parking lot
- Request parking lot for all events
- Mark has single sign for future board meetings
- Community sale banners approved by metro district for next year.
- Ice Cream Social – propose e-blast for meeting to plan and discuss. Mark motion to have budget of \$2,000.00. Caryn seconded. Motion passed. Date Sat Aug 18, 2018.
- June awards for YOM are in process.

LEGAL REPORT

None

SPECIAL GUESTS

None

HOMEOWNERS FORUM

None

CONTINUED BUSINESS

- Metal edging – Kim made a motion to no longer allow metal edging and that it be included in the Architectural Guidelines. Mark seconded. Discussion. Vote – motion failed.
- Caryn motions that Guidelines require rounded edging or plastid edging. Mark Second. Discussion. Motion withdrawn.
- Paint pallet – Tom shoot for target date of August 14 for implementation. Vote next month.
- 48 hour rule for RV/trailer parking – attorney drafted new resolution – discussion. Resolution accepted. Jake motion, Carol seconded, motion passed. When CPS sends letter you may park your RV for 48 hours. HAVE IT MOVED WITHIN 5 DAYS OF THIS LETTER. Attorney recommends e-blast and newsletter.
- Artificial Turf – one approved in neighborhood to date. Two others not approved. Need to include in Guidelines. ARC to recommend specific guidelines for August meeting.
- Neighbor to neighbor program – Mark – says he has identified irrigation system (front yard only) as potential add on to TRAP program. Discussion. Motion withdrawn.
- Trash service for neighborhood discussion. Vote of 50% +1 of the entire neighborhood is required. BOD to research trash company bids.

NEW BUSINESS -

Mark motioned to adjourn regular meeting at 7:05 pm, Tom seconded. Motion passed.

**Smoky Hill HOA
Board of Directors Monthly Meeting
August 14, 2018**

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

Smoky Hill HOA Agent present: David Ariss, Mark Dimpsey, Centennial Property Services

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:35 PM. The July 2018 meeting minutes were reviewed. Mark made a motion to approve the July 2018 minutes as amended; Tom seconded the motion. No discussion was held. Motion passed.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape.
- Jake Dalton, Treasurer, is set up with online access to the bank accounts.
- Tom made a motion to approve the financial reports subject to audit; Mark seconded; motion passed.
- Jake Dalton reviewed the Accounts Payable. The total HOA bills are \$9,101.66. The bills set forth in the Accounts Payable Detail include \$4,985.46 to CPS, \$3,711.50 to Vial Fotheringham (legal), \$375 to Dix Barrett for tax returns and the automatic payment of \$42.67 to IREA. Discussion on attorney billing . . . will ask attorney to provide more details. Mark motion, Jerry seconded the motion; motion passed.

Carol Larkin reviewed the July Violation Report:

- | | |
|-------------------------------|------------------------|
| • Total Open Violations – 154 | • Trees = 20 |
| • Yard/Lawn = 87 | • Vehicles =65 |
| • Paint/Siding = 31 | • Unsightly Debris = 4 |
| • Fences = 4 | • Misc = 2 |
| • Driveways = 0 | • Roof = 2 |

55 ARC requests for paint, siding, roofs.

ARC Chair is responsible for any and all changes to legal violation status..

COMMUNITY EVENTS

- Yard of the month for July– photos sent to CPS. Both are repeat winners from several years ago.
- Dumpster Day – suggested no walk-ups for fairness and safety.

- Paint and Paper Recycling – Sept 8th – 9am to 2 pm at pool clubhouse parking lot.
- Ice Cream Social – date driven by food truck availability – date Sept 8th., 5 pm to 8pm. Two food trucks, Asian Fusion and Touch of Philly. Talent show.

LEGAL REPORT

None

SPECIAL GUESTS

John Bryant and Brandan Sackett, Smoky Hill Metro District – utility locating has held up the fence project. Metro District has told company to be finished by the end of September. Starting north side on Aug 27th.

HOMEOWNERS FORUM

Homeowner came to see how HOA works.

Homeowner complaining about trash pickup. Votes for Republic Trash if the HOA goes mandatory trash service. What is criteria for YOM? Try to make sure they have not been awarded previously. One board member responsible for choosing YOM.

Asked about dead trees in back yard. Will city go after them?

Homeowner – dumpster day- some don't have a vehicle – suggests a walk-up line.

Homeowner has a paint violation – then hail, then roof. Looking for new contractors. May not be done by end of month? Asked if front trees are a violation? They are not.

CONTINUED BUSINESS

- Tom motion to Ratify e-vote for paint color book and guidelines change, Mark seconded. Motion passed.

NEW BUSINESS -

- Jerry – lights in front of clubhouse need to be repaired.
- Common Trash Service Discussion – Tom spearheading – many different companies coming in to neighborhood. Tom motion to pursue getting bids for common service. Attorney would need to rewrite covenants – a vote of 50% + 1 of all members would be required. Mark seconded. Motion passed.

Jake motioned to adjourn regular meeting at 7:41 pm, Mark seconded. Motion passed.

**Smoky Hill HOA
Board of Directors Monthly Meeting
September 11, 2018**

Board Members Present: Caryn Winkler, Mark Sobczak, Tom Mehl, Kim Williams. **Absent:** Jake Dalton, Jerry Dionisio. Carol Larkin arrived late at 7:20 pm.

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

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:34 PM. The August 2018 meeting minutes were reviewed. Mark made a motion to approve the August 2018 minutes as presented, Tom seconded the motion. No discussion was held. Motion passed.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape.
- Tom made a motion to approve the financial reports subject to audit; Mark seconded; motion passed.
- Caryn asked CPS to shop insurance rates for 2019.
- David Ariss reviewed the Accounts Payable. The total HOA bills are \$15,864.51. The bills set forth in the Accounts Payable Detail include \$5,248.63 to CPS, \$9,573.10 to Vial Fotheringham (legal), \$1,000.00 to Data Destruction for the Paper Shredding event and the automatic payment of \$42.78 to IREA. Mark motion, Kim seconded the motion; motion passed.
- Caryn noted the legal fees are higher than usual because July was not paid due to discussion with the firm.

Caryn reviewed the August Violation Report:

- Total Open Violations – 168
- Yard/Lawn = 78
- Paint/Siding = 31
- Fences = 8
- Driveways = 0
- Trash Cans = 42
- Trees = 30
- Vehicles = 9
- Unsightly Debris = 2
- Misc = 3
- Roof = 4

Question on why no driveway violations. Tom to check with home inspection service for guidelines.

Tree Stumps – need guidelines on how tall is acceptable. Old ones will be grandfathered?

Question about a blue house – will be discussed further in Exec Session.

Tom says to tighten up 'same color' definition. Caryn suggests newsletter in envelope mailing to all owners.

29 ARC requests for paint, siding, roofs.

COMMUNITY EVENTS

- Paint and Paper Recycling – Sept 8th – 4,208 pounds of paint and 2,000 pounds of paper were collected. This is lower quantities than last year. Discussion on whether this should be an annual event or every other year or something else. No decision was made.
- Ice Cream Social & Talent Show– Sept 8th. Two food trucks, Asian Fusion and Touch of Philly minimums were not made. About 10 volunteers helped with the event. Total cost of event \$1,620.00 which was below the \$2,000 budget. Discussion of event, competing events on the same night. There were some positives in that the talent show was fun and the spectators enjoyed it. Attendance lower than past years probably due to several competing events on the same night.
- YOM August - 17996 E Berry Ave and 17154 E Berry Ave
- Dumpster Day October 13 from 8 am to 2 pm.

LEGAL REPORT

Mark Sobczak asked HOA attorney what needed to be changed in the covenants. Top 5 –

1. Identify the Association's common areas;
2. Add super priority lien language;
3. Add a provision limiting the Association's liability to its members;
4. Revise the covenant enforcement procedures to make them less burdensome on the Association; and
5. Add the legal description for the community.

HOA owns one piece of property – Coyote Park. Wants resolution to change name to Coyote Crossing Stormwater Drainage. Mark motion, Tom seconded. Mark checked with county and city – they do not care what the name is. Change name on HOA maps. Motion passed with two abstentions. CPS to change maps.

SPECIAL GUESTS

HOMEOWNERS FORUM

- Homeowner asked about formal color schemes for the HOA.. – was referred to the new Guidebook at Sherwin Williams.
- Homeowner came to say he has been working on his yard and that it looks good now. Asked to reduce legal fees. After discussion, the board agreed to reduce his fees. Carol motioned, Tom seconded. Motion passed.

CONTINUED BUSINESS

- Trash Collection Proposal update – Tom has interviewed three trash companies, Alpine, Haulaway and Republic. He may add additional companies. Ongoing proposal before changing covenants. We are required to have two open meetings before any vote. To be continued.
- Positive feedback on north side fence.

Tom Mehl left the meeting early for an emergency.

NEW BUSINESS -

- NextDoor.com and Social Media – important that the board be completely unified on all topics before posting anything on social media.
- Smoky Hill Monument Sign – Carol Larkin is requesting a new monument sign on NW corner of Smoky Hill and Telluride. Metro Board is light on funding. John Bofenkamp has a quote. Carol motion that the HOA set a budget to pay for most if not all of the monument sign. Caryn second. Discussion – Mark suggests this needs to be a Metro District expense, not HOA. At least propose it to Metro District. Carol has been asking SHMD for 2 years without success (approved but not funded). Clint Walker of Metro Board wants to coordinate with HOA. Clint wants to see more bids and drawings to bring before both HOA and SMD. Mark motioned to table the discussion until further bids and drawings could be presented to the HOA and SHMD.

Carol Larkin left the meeting. As there was no longer a quorum, Mark motioned to adjourn meeting at 7:56 pm, Kim seconded. Motion passed. There was no Executive session held.

**Smoky Hill HOA
Board of Directors Monthly Meeting
October 9, 2018**

Board Members Present: Caryn Winkler, Tom Mehl, Kim Williams, Jake Dalton. Carol Larkin, Jerry Dionisio (by phone)

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

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:34 PM.

The September 2018 meeting minutes were reviewed. Kim made a motion to approve the September 2018 minutes as presented, Jake seconded the motion. No discussion was held. Motion passed.

Caryn Winkler stated she has accepted Mark Sobczak's resignation from the Smoky Hill HOA board of directors effective October 6, 2018. In addition, Caryn made an apology to Mark Sobczak and the board. Tom motion to accept resignation, Kim second. Motion passed 6-0.

Carol Larkin Walker apologized to the board for her use of language when addressing Mark Sobczak during the September meeting.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape.
- Jake made a motion to approve the financial reports subject to audit; Kim seconded; motion passed 6-0.
- Jake reviewed the Accounts Payable. The total HOA bills are \$4,710.49. The bills set forth in the Accounts Payable Detail include \$4,662.50 to CPS, and the automatic payment of \$47.99 to IREA. Jake motioned to pay the association bills, Kim seconded the motion; motion passed 6-0.
- Mark Sobczak had sent an email to CPS at 4:07 pm today for reimbursement of Ice Cream Social expenses. Jake asked to table until receipts were sent and comparison to prior payment could be reviewed.

Dave Ariss reviewed the September Violation Report:

- | | |
|-------------------------------|------------------------|
| • Total Open Violations – 201 | • Trees = 18 |
| • Yard/Lawn = 56 | • Vehicles = 15 |
| • Paint/Siding = 33 | • Unsightly Debris = 7 |
| • Trash Cans = 54 | • Misc = 3 |
| • Fences = 4 | • Roof = 3 |

COMMUNITY EVENTS

- Fall Dumpster Day Saturday, October 13 from 8 am to 2 pm. Don Labrot will fill in for Centennial Property Services. Board schedule: Caryn 8-10; Tom 7:30 – 9:30; Kim 12-2; Carol 10-2.

- Jake nominated Jerry to chair Community Events committee for the rest of 2018, with full board support. Carol seconded. Motion passed 5-0.
- Halloween and Holiday decorations YOM awards were discussed.
- Centennial Property Services is to retrieve any left over gift cards from Mark Sobczak.

LEGAL REPORT

- None.

SPECIAL GUESTS

- Clint Walker representing the Metro District was asked about weeds in the rocks in a common area. Suggested homeowner attend a Metro District meeting.
- Arapahoe County Sheriff Deputy Walker gave a brief report. Property crimes are down, car break-ins are fairly common. Recommends keeping valuables out of the car. He believes the Ring door cameras can help especially for package thefts.

HOMEOWNERS FORUM

- Frank and Brigitte Ades – asking BOD to reconsider color combination of his home. Decision to be made in Exec Session.
- Bill Scott asking about extension for siding to next summer – decision to be made in Exec Session. BOD asked Bill to remove scaffolding when paint is done. Carol asked for deadline – Bill says will be done no later than August 1, 2019.
- Tanner Applegate asking for extension to spring to rehabilitate yard. Decision in Exec Session. Is new to HOA – didn't get welcome to HOA. Could not find covenants on website.
- John Bryant – rec'd second letter. Wants BOD to know he is pushing contractor. Doesn't want to be sent to legal. BOD must follow procedures. John informing BOD of situation.

CONTINUED BUSINESS

- Paint Pallet – Tom says a couple of new suggestions from homeowners have been approved. Tom noted that Denver has a fade problem – paint colors fade so matching original colors can be difficult. The ARC is open to new ideas for color selections.
- Newsletter discussion.
- Unified Trash Service – has received formal bids – waiting for others. Need to figure out how save the community money. Need to position HOA as having more structured services.

NEW BUSINESS -

- 2019 Budget – ready for November meeting.

Jake motioned to adjourn meeting at 7:44 pm, Carol seconded. Motion passed.

**Smoky Hill HOA
Board of Directors Monthly Meeting
November 13, 2018**

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

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

Attendance: Sign in sheet is available upon request

Call to Order

Carol called the monthly SHHOA meeting to order at 6:34 PM.

The October 2018 meeting minutes were reviewed. Carol made a motion to approve the October 2018 minutes as presented, Jerry seconded the motion. No discussion was held. Motion passed.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet showing \$12,995 in checking and \$130,553 in reserves. He stated the HOA continues to be in good financial shape.
- Jerry made a motion to approve the financial reports subject to audit; Jake seconded; motion passed 4-0.
- Jake reviewed the Accounts Payable. The total HOA bills are \$12,166.81. The bills set forth in the Accounts Payable Detail include \$5,408.68 to CPS, \$1,528.00 to Vial Fotheringham, \$4,800.00 to Haulaway for the Fall Dumpster Day, \$385.00 to the Arapahoe County Sheriff for Dumpster Day and the automatic payment of \$45.13 to IREA. Jake motioned to pay the association bills, Jerry seconded the motion; motion passed 6-0.

Carol reviewed the September Violation Report:

- Total Open Violations – 172
- Yard/Lawn = 28
- Paint/Siding = 35
- Trash Cans = 65
- Fences = 2
- AC/Swamp Coolers = 4
- Trees = 9
- Vehicles = 19
- Unsightly Debris = 8
- Misc = 1
- Driveways = 1
- Roof = 1

COMMUNITY EVENTS

- Fall Dumpster Day was successful.
- Halloween and Holiday decorations YOM awards. Halloween YOM selected. Holiday YOM in December.
- Carol proposing arts & crafts day in clubhouse in December. Would require mailing neighborhood to promote the event. Caryn made a motion to approve event with budget max of \$1,500. Jerry Second. Motion passed 4-0.

LEGAL REPORT

- None.

SPECIAL GUESTS

- Clint Walker discussed Metro District working on 2019 budget. Suggested HOA could attend budget meeting on Monday, Nov 26th. District is planning a proposal for grant to improve parks. Community feedback needed. There will be a form on the metro district website. List of things to do: Perimeter fence, smaller park fences, pool deck, filter, clubhouse bathrooms, hockey rink, tennis courts, lighting. There is not enough funding for all of these projects right now.

HOMEOWNERS FORUM

- Lonnie Hart, interested in board vacancy.
- Walt Leuci interested in board vacancy.

CONTINUED BUSINESS

- Unified Trash Service – has received formal bids. Board continues to study the opportunities.
- Newsletter

NEW BUSINESS -

- 2019 Budget – significant discussion. Will approve at Dec meeting.
- Jerry made a motion to allocate up to \$1,800.00 for two new LED floodlights for the Clubhouse as a gift to the Metro District. Caryn seconded. Motion passed 4-0.

Jake motioned to adjourn meeting at 7:55 pm, Carol seconded. Motion passed.

**Smoky Hill HOA
Board of Directors Monthly Meeting
December 11, 2018**

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

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

Attendance: Sign in sheet is available upon request

Call to Order

Kim called the monthly SHHOA meeting to order at 6:36 PM.

The November 2018 meeting minutes were reviewed. Carol made a motion to approve the November 2018 minutes as presented, Jerry seconded the motion. No discussion was held. Motion passed.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet showing \$11,583.99 in checking and \$120,672 in reserves. He stated the HOA continues to be in good financial shape.
- Jake made a motion to approve the financial reports with changes subject to audit; Jerry seconded; motion passed 6-0.
- There was discussion of the Bud v Act report. CPS to review Merchant Services costs and Insurance costs. CPS to send monthly legal invoices.
- Jake reviewed the Accounts Payable. The total HOA bills are \$7,684.41. The bills set forth in the Accounts Payable Detail include \$4,689.97 to CPS, \$2,717.56 to Vial Fotheringham, \$58.29 to Clint Walker as reimbursement for the Arts & Carfts Fair, \$28.79 to Jerry Dionisio for reimbursement for the Arts & Crafts Fair helium, Caryn Winkler for Arts & Crafts Fair expenses and the automatic payment of \$49.61 to IREA. Jake motioned to pay the association bills, Kim seconded the motion; motion passed 6-0.

Carol reviewed the September Violation Report:

- Total Open Violations – 188
- Yard/Lawn = 28
- Paint/Siding = 46
- Trash Cans = 49
- Fences = 7
- AC/Swamp Coolers = 4
- Trees = 5
- Vehicles = 28
- Unsightly Debris = 15
- Misc = 5
- Roof = 2

COMMUNITY EVENTS

- Arts & Crafts Fair held Saturday, December 8th – Jerry reports that Carol and Caryn did a good job. Response was positive and appreciative. Will explore future ideas for growth.
- Holiday Yard of the month – Jerry asks for help driving the neighborhood. Drive will be next week.

LEGAL REPORT

- None

SPECIAL GUESTS

- None

HOMEOWNERS FORUM

- Homeowner rec'd letter about fence falling down. Does not currently have the funds to repair the fence. Carol will meet privately with the homeowner to determine a way forward understanding fence posts probably can't be dug in the winter.

CONTINUED BUSINESS

- Unified Trash Service – Tom reached out to all three trash company bidders so we can have current bids for 2019. Caryn and Carol met with attorney – attorney suggests 8 months from beginning to end of covenant re-write and vote. Shooting for January 2020 implementation date.
- Lighting for the pool clubhouse – Jerry has gotten estimates. The total cost of the project should be under the \$1,800 budget.
- 2019 Budget – significant discussion to find areas to cut the budget. Jake motioned to approve budget as amended, Caryn seconded. Pass 6-0.

NEW BUSINESS -

- Dues rate increase – proposed \$2.00 increase. Board voted 5-1 to increase the annual dues to \$62.00 per year.
- Jake moved, Jerry seconded to appoint Walt Leuci to the open board position. Motion passed 6-0.

Jake motioned to adjourn meeting at 8:26 pm, Kim seconded. Motion passed 6-0.