

Smoky Hill HOA

Professionally Managed by Goodwin & Company

These have been approved with the exception of the financials.

- I. **Call to Order** – The Smoky Hill HOA Board Meeting was called to order at 6:30PM on Tuesday, May 9th, 2023. Board Members in attendance were Craig Maroney, Jeff Cox, Haley Foster, Jeff Kirkwood, Elizabeth Tillman, Steve Clerkin, and Emily Aarestad. Thomas McGee and Shane Lussier from Goodwin & Company were also present.
- II. **Approval of Minutes**_ The new Board has not been given time to review previous meeting minutes.
- III. **Election of Officers- Jeff Kirkwood, Elizabeth Tillman, Steve Clerkin, and Emily Aarestad, were welcomed as official Board Members.**
 - a. Jeff Cox Member-at-Large 04/2022 04/2024 ACC chair
 - b. Craig Maroney President 04/2022 04/2024
 - c. Emily Aarestad Vice President 04/2023 04/2025
 - d. Steve Clerkin Member-at-Large 04/2023 04/2024
 - e. Haley Foster Co Secretary 04/2023 04/2025
 - f. Elizabeth Tillman Co Secretary 04/2023 04/2024
 - g. Jeff Kirkwood Treasurer 04/2023 04/2025
- IV. **Residents Forum-**
 - a. Sharon Calhoun-18238 E Belleview PL
Tammy Matthews-5573 S Sedalia Ct
Sharreil Alexander-18297 E Belleview PL
Kierra Johnsen-18297 E Belleview PL
Peg Sage-5388 S Sedalia Ct
Jessica and Ramon Armendarie-16950 E Berry Ave
CJ Whelan-5317 S Quintero CT
Michelle Thompson-17037 E Progress Cir S
 - b. Following lengthy discussion around the previous month’s compliance inspection. **A motion was made by Steve Clerkin, seconded by Emily Aarestad to remove all \$25 certified mail charges from all owner accounts. There was no further discussion, and the motion was unanimously approved.**
 - c. Shane Lussier agreed that Goodwin & Company would remove the charges from the association’s ledger.
 - d. CJ Whelan requested the Board approve the joining of CenCON at \$40 a year. After discussion this was tabled to allow the Board time to review the request.
- V. **Financial Report**_ Thomas presented an overview of the draft financials through April 30th, 2023.
 - a. Operating Cash \$81, 490
 - b. Master Reserve \$93,650
 - c. Accounts Receivable \$44, 258
- VI. **ARC Committee**
 - a. Seeking Volunteers
- VII. **Social Committee**_

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- a. Pool opening will be Memorial Day and the committee is working on options for food trucks.
- b. The committee asked for any owners that might have contact with food trucks to reach out to Haley Foster.
- c. Discussion around food trucks that provide alcohol. Thomas McGee and Shane Lussier both advised against this option.

VIII. **Old Business**

- a. **N/A**

IX. **New Business**

- a. Manager provided Board members with login information for new Board Members emails.
- b. The manager asked me to provide the current Management Contract.
- c. Discussion around the current Enforcement Policy, it was passed during the August meeting, but the document was not signed until February 17th by then President Darwin Johnston.
 - i. Manager provided approved meeting minutes for the August meeting showing document was passed.
 - ii. The Current Board questions the validity of those meeting minutes and therefore the document itself.
 - iii. The Board is going to investigate further.

X. **Actions taken out of meeting.**

XI. **Meeting was adjourned at 8:37PM**