

Smoky Hill HOA
Board of Directors Monthly Meeting
May 12, 2020
Approved

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

Board Members present: Caryn Winkler, Darwin Johnston, Kim Williams, Rodger Robertson and Steve Clerkin were present.

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

Attendance: Sign in sheet is available upon request – 16 homeowners were in attendance.

Call to Order

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 6:30 PM.

Meeting Minutes Review

The April 14, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Rodger, seconded by Kim and, upon vote, unanimously carried, the minutes from the April 14, 2020 Board meeting were approved as amended.

Financial Report

Financial Statements for the Period Ended April 30, 2020 – Shannon presented the Association's April 30, 2020 financial balance sheet showing \$56,900.30 in the operating account and \$104,312.27 in the reserve account with cash assets totaling \$161,212.57. 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 April 30, 2020 subject to audit.

Invoice Approval – Shannon reviewed accounts payable and noted 3 invoices totaling \$5,023.44 were available for approval and signature. 2 additional invoices totaling \$3,147.99 were submitted for payment electronically. Following discussion, upon a motion made by Kim, seconded by Steve and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Architectural Review Committee Report

Architectural Request Submissions – Shannon noted there were 14 applications submitted for decision by the Committee since the last meeting. On average, applications are taking 2.5 days for a decision to be made.

Violation Report – Kim noted that there were 182 violations open as of May 7, 2020 and that of these, 69 were on spring hold. The Board noted they are reviewing individual violations, especially those that are high dollar repairs that are needed, to not burden owners who may be struggling.

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

Homeowner Forum

- An owner requested clarification on the number of violations that are open and are ready to be turned over to legal counsel for non-compliance.
- An owner requested information regarding the unified trash initiative; the Board noted that the initiative was tabled as there wasn't enough homeowner support to amend the documents.
- A Metropolitan Board member addressed the landscape issues at Gold Rush Park and noted most of the issues were caused by TING.

Unfinished Business or Discussion Items

Concrete Replacement Guideline Discussion – Rodger sent a document to the Board for review on May 11. This matter will be discussed further at the June meeting.

2020 Dumpster Day – The Board noted Spring Dumpster Day has been cancelled due to the COVID-19 situation and social gathering guidelines. The event will be rescheduled, if possible, as soon as the guidelines have been loosened and when the clubhouse/pool parking lot are available.

Vial Fotheringham 2020 Hourly Rate Increase – Shannon noted that the rates have not been received from Vial Fotheringham. Once received, they will be forwarded to the Board.

2020 Annual Meeting – The earliest the Annual Meeting can be held will be July but will also be dependent on the loosening of the social gathering restrictions.

New Business

Rain Barrel Discussion – The Board briefly discussed the rain barrel architectural request that has been submitted by an owner. Management noted that the Board has to approve such requests, however, reasonable aesthetics governing appearance and location may be imposed.

Account 1501 – Write off of \$170.00 to Bad Debt – Following discussion, upon a motion made by Steve, seconded by Darwin and, upon vote, unanimously carried, the Board approved the write off of \$170.00 from the account ending in 1501 to bad debt.

Executive Session

The Board entered Executive Session at 7:22 to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:18 pm.

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

- Account 1083048301– Turn over to counsel for covenant enforcement action.
- Account 1083059601 – Turn over to counsel for covenant enforcement action.
- Account 1083068301 – Turn over to counsel for covenant enforcement action.

Adjournment

With no further business to discuss, upon a motion made by Steve, seconded by Rodger and, upon vote, unanimously carried, the meeting was adjourned at 8:20 PM. The next meeting is scheduled for Tuesday, June 9, 2020 at 6:30 PM.

APPROVED