

**Smoky Hill HOA
Board of Directors Monthly Meeting
May 14, 2019**

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on May 14, 2019. The meeting was held on the same day as the annual meeting.

Board Members Present: Caryn Winkler, Jerry Dionisio, Kim Williams, Tom Mehl, and Carol Larkin.

Smoky Hill HOA Agent present: David Prieto and Shirley Forbes – Cherry Creek HOA Professionals

Attendance: Sign in sheet is available upon request – 13 Homeowners signed in with 47 homeowners in attendance

Call to Order

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 7:23 PM.

The April 9, 2019 meeting minutes were reviewed. Jerry made a motion to approve the April 9, 2019 minutes, Kim seconded the motion. No discussion was held. Motion passed 5-0.

Caryn spoke about Jake Dalton's resignation from the board to sit on the Smoky Hill Metro board. Caryn made a motion to formally accept his resignation; Kim seconded; motion passed 5-0. Jakes seat is currently open.

GENERAL SESSION

- David Prieto, CCHP presented the Association's current financial balance sheet showing \$19,923.02 in checking and \$141,146.36 in reserves. **Total cash assets: \$169,069.38**
- Kim made a motion to approve the April 2019 financial reports; Jerry seconded; motion passed 5-0.
- David Prieto went over Accounts Payable.
 - Management fee
 - Refund for homeowner
 - Cost recovery – Secretary of state; one management hour; bank account deposit

State Farm
IREA

- Caryn discussed the reimbursement of \$289.06 to Tom Mehl for the gratuity paid to the Haulaway away crew. Kim made the motion to reimburse Tom Mehl; Jerry seconded; motion passed 5-0.
- Kim motioned to pay the association bills; Jerry seconded the motion; motion passed 5-0.

The board reviewed the April Violation Report:

- Total Open Violations – 438
- Landscaping = 80
- Maintenance = 74
- Architectural = 95
- Fences = 25
- Sports equipment left out/damaged = 4
- Vehicles = 24
- Unsightly Debris = 25
- Rubbish/Debris = 104
- Decorations = 2
- Hazardous Activities = 4
- David noted that as CCHP conducted the weekly inspections, it was clear that the community was completing a lot of work and repairs around the community. It is evident that homeowners take pride in their homes in Smoky Hill HOA and work hard to maintain the community.
- Carol asked David how many homes have been sold since CCHP has taken over. David replied roughly 20 homes had been sold.
- Tom commented that the transition with the new ACC database has decreased the approval times.
- Homeowner asked about the colors of some of the homes in the HOA and how they were allowed. Carol responded to the homeowner stating that some homes were painted without approval and too much time had passed to take corrective action.

COMMUNITY EVENTS

- Tom gave the homeowners an overview of the “Dumpster days” event.
- One homeowner discussed the possibility of saving the bicycles from dumpster days and donating them.
- Jerry gave the “garage sale” update. He discussed hanging the banners and encouraged the homeowners to also put up signage.
- A homeowner discussed the possibility of doing another ice cream social. He also made the point that the community needs to support and volunteer this event to make it work.

LEGAL REPORT

- None

SPECIAL GUESTS

- n/a

HOMEOWNERS FORUM

- A homeowner discussed the way to go about reporting a complaint.
- A homeowner asked how to report a back yard. Caryn let them know to call the city enforcement.

CONTINUED BUSINESS

- Unified Trash Service – Tom discussed the proposals and future meetings regarding the unified trash.
- A homeowner discussed the modifying of the covenants and how important it is to rewrite the covenants and how the unified trash cannot be passed without it.

NEW BUSINESS

- The Board discussed getting another bid for the audit/taxes.

Jerry motioned to adjourn meeting at 8:35 pm, Kim seconded. Motion passed 5-0.