



## **BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, November 8, 2022 – 6:30 pm **Via Zoom**

<https://us02web.zoom.us/j/88303129011?pwd=akM2RG4wMm4weVRXUVR6ak5nZW16QT09>

**CALL TO ORDER-** The monthly board meeting was called to order at 6:32pm. In attendance for the Smoky Hill Board of Directors were Darwin Johnston, Jeanne Whitehill, Jeff Cox, Carl Schuldies, and Craig Maroney. Mike Limke was absent from the meeting.

In attendance for Cherry Creek HOA Professionals were Director, Shannon Torgerson, CMCA®, AMS®, and Community Manager, Jennifer Kinkead, CMCA®, AMS®.

**APPROVAL OF THE OCTOBER 11, 2022, MINUTES-** On a motion duly made, seconded, and unanimously carried, the Board resolved to approve the minutes from the October 11, 2022, meeting. Jeanne did abstain from voting.

**ACCEPTANCE OF THE OCTOBER 31, 2022, UNAUDITED FINANCIALS-** The Manager reviewed the financial report and presented it to the Board and homeowners at the meeting. All prepaid assessments that were more than the monthly assessment amounts, were refunded to the homeowners. On a motion duly made, seconded, and unanimously carried, the Board resolved to accept the financial statements for the period ending October 31, 2022.

- a) Invoice Approval – As of November 7, 2022, 3 invoices presented for payment in addition to the monthly management fee paid via ACH in the amount of \$3600.00. Invoices for payment year to date total \$4,455.45.

### **COMMUNITY REPORTS-**

- b) Social Committee Report- The Social Committee gave a monthly report on the Halloween Party that took place and currently the committee is planning the yearly Holiday Party. This will take place on Dec 11, 2022, 3:00pm-7:00pm at the Clubhouse with the “car tour of Decorated homes,” to follow. Sponsored by City of Centennial.
- c) Violations Report- The Board reviewed the violations presented to them in the Board packet, there are **27 open violations:** 19 violations at Stage 2 and 35 violations at stage 4. The manager requested the Board review the current violations at Stage 4 and advise if we should turn them over to Legal Counsel as they have become unresponsive. These violations are primarily Landscape and Dead Tree- related. The Board discussed having notice to owners with guidelines to have the dead trees in the front yards removed to adhere to the Covenants of the Association.

**HOMEOWNER FORUM** – There were 3 homeowners present via Zoom at the meeting and there were no issues raised before the Board.

### **ASSOCIATION BUSINESS-**

- a) Document Amendment Committee: The Board discussed the idea of Amending the Governing Document and advised they are currently reviewing the items they are wishing the amend. Nothing has been voted on at this time.



- b) 2023 2<sup>nd</sup> Draft Budget- The Board and Management discussed the 2<sup>nd</sup> Budget draft completed by Cherry Creek HOA Professionals. Following discussion, upon on motion made by Jeanne, seconded by Carl and, upon vote, unanimously carried, the Board approved the reduction in the legal and miscellaneous line items totaling \$1000. The \$1000 are to be added to the Social Events line item for a total of \$5000. Following further discussion, on a motion made by Jeanne, seconded by Darwin and, upon vote, unanimously carried the Board approved the 2023 Budget with an increase in assessments to \$66.50 annually. Statements will be mailed to homeowners on December 14, 2022.

**NEW BUSINESS-**

- a) 2023 Management Agreement Renewal - The new management agreement will have a management fee increase of \$144.00/ per month.

**ADJORNMENT-** On a motion duly made, seconded, and unanimously carried the Board resolved to Adjourn the monthly Board meeting at 8:00pm.

**EXECUTIVE SESSION-** The items below were discussed in executive session:

- a) Delinquency Report –There are 22 delinquent accounts that are behind more than 2-years and the manager advised that an additional notice be sent to them to comply with HB-1137.
- b) Attorney Status Reports
1. SMK32428- Pulling from the attorney and attempt to send notice about the past due balance.
  2. SMK32147- Motion for Contempt Citation against the homeowners for failure to fill out the Interrogatories. The cost of all this could be between \$500 - \$750
  3. SMK37818- table until the final bill is received.

On a motion duly made, seconded, and unanimously carried, the Board resolved to approved Items, b.) 1-3, as listed above.

On a motion duly made, seconded, and unanimously carried the Board resolved to approved sending the said 22 accounts an additional notice of collection to adhere to the HB-1137 Statute.

**ADJORNMENT-**With no further business to discuss, there was a motion duly made, seconded, and unanimously carried to Adorn the meeting at 8:40pm.

**Next Meeting – Tuesday, December 13, 2022, at 6:30 pm via Zoom**