

**Smoky Hill HOA
Board of Directors Monthly Meeting
November 9, 2021
Approved**

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

Board Members present: Darwin Johnston, Kim Williams, Christopher Brown, Carl Schuldies, Jeanne Whitehill, and Joey Pacheco.

Smoky Hill HOA Agent present: Shannon Torgerson and Cori Tiffany – Cherry Creek HOA Professionals

Attendance: 10 homeowners were in attendance.

Call to Order

Darwin called the monthly Smoky Hill Homeowners Association meeting to order at 6:31 PM.

Approval of Meeting Minutes

The October 12, 2021 meeting minutes were reviewed. Following discussion, upon a motion made by Kim, seconded by Joey and, upon vote, unanimously carried, the Board approved the minutes from the October 12, 2021 meeting were approved as amended.

Financial Report

Financial Statements for the Period Ended October 31, 2021 – Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended October 31, 2021 as presented and subject to audit.

Invoice Approval – Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$13,495.73 for the month of November 2021.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 7 days or less. Owners are encouraged to provide as much information as possible to ensure a timely review.

Violation Report – The Board reviewed the violation summary in detail and discussed why there are so many violations at stage 4 and how to address them.

Social Committee Report – Carl provided an update from the Social Committee, including a recap of the Halloween parade. The Committee is working on an event calendar for 2022 which will be added to the owner portal and the Association's website when finalized.

A grant of \$500.00 has been awarded by the City of Centennial for a Winter social event. Carl will be checking with the City periodically to determine if other grants are available.

A disclaimer has been added to the Smoky Hill Facebook page as discussed via email since it is not run by the Association.

Homeowner Forum – Questions were asked by the owners in attendance regarding shed and playset installation.

Unfinished Business or Discussion Items

Holiday Yards of the Month – Deadline for Submission and Award Date – The deadline for homes to be nominated for Holiday Yard of the Month is December 18, 2021. The winners will be announced via the website and broadcast email.

Dumpster Day Recap – The fall dumpster day was held on October 16, 2021 and had lower than expected turn out. A curb at the clubhouse was damaged with repairs being completed on November 8, 2021.

2022 Draft Budget – The Board reviewed the budget as drafted by Management and discussed via email by the Board. Following discussion, upon a motion made by Darwin, seconded by Joey and, upon vote, unanimously carried, the Board approved the 2022 draft budget with an increase in assessments of \$2.00 annually.

New Business

Ratification of Decision for up to \$100.00 to be Spent on Halloween Parade – Following discussion, upon a motion made by Darwin, seconded by Carl and, upon vote, carried 5-0-1, the email decision to approve the expenditure of up to \$100.00 for the Halloween parade was ratified.

Draft Architectural Guidelines – The Board discussed multiple changes to the Architectural Guidelines and determined that the Board will meet to discuss each section prior to the December Board meeting.

Executive Session

The Board entered Executive Session at 7:42 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:48 pm.

Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, the Board approved a write off of \$5,281.71 to bad debt for account SMK32801.

Following discussion, upon a motion made by Kim, seconded by Joey and, upon vote, unanimously carried, the Board approved account SMK32821 to be turned over to Vial Fotheringham for covenant enforcement action.

Adjournment

With no further business to discuss, upon a motion made by Joey, seconded by Kim and upon vote, unanimously carried, the meeting was adjourned at 8:49 pm.

APPROVED