

Smoky Hill HOA
Board of Directors Monthly Meeting
November 10, 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, Joey Pacheco, Rodger Robertson, Clark Kitzes, Justin Lombardo and Steve Clerkin were present. Kim Williams, ARC member, was also present.

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

Attendance: The sign in sheet is available upon request – 3 homeowners were in attendance.

Call to Order

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

Approval of Meeting Minutes

The October 13, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Clark, seconded by Steve and, upon vote, unanimously carried, the minutes from the October 13, 2020 meeting were approved as presented.

Financial Report

Financial Statements for the Period Ended October 31, 2020 – Shannon presented the Association's October 31, 2020 financial balance sheet showing \$7,118.99 in the operating account and \$104,390.96 in the reserve account with cash assets totaling \$111,509.95. It was noted management is monitoring budget items that are either over budget or under budget by \$1,000.00. The Board requested management confirm all dumpster day costs (labor ready, dumpsters and wood) are coded to the correct general ledger line item. Following discussion, upon a motion made by Steve, seconded by Rodger and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended October 31, 2020 as presented, subject to audit.

Invoice Approval – Shannon reviewed accounts payable and noted invoices totaling \$8,807.36 were presented for approval. These invoices are from IREA, Cherry Creek HOA Professionals and Vial Fotheringham. Following discussion, upon a motion made by Steve, seconded by Joey and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Architectural Review Committee Report

Architectural Request Submissions – Joey noted there were 8 applications submitted for decision by the Committee since the last meeting. On average, applications are taking 5.5 days for a decision to be made.

Violation Report – Joey noted there were 144 violations open as of November 6, 2020 and that of these, 94 violations are at stage 3 or 4.

Homeowner Forum

- An owner expressed concern regarding the number of violations at stage 3 or stage 4 that have not been progressed to legal counsel for further follow up.

Unfinished Business or Discussion Items

Concrete Replacement Guideline Discussion – The Board is working on Concrete Replacement Guidelines but has not made a final decision regarding the document. It was noted owners are responsible for their front walkway from the driveway to the front door. The Board clarified that the guidelines are not new Covenants but clarification and guidance on what is already present within the Association's legal documents.

2021 Draft Budget Discussion – A few additional changes were made to the draft 2021 budget, version 2. The Board will finalize the budget at the Board meeting scheduled for December 8, 2020. Darwin will send management the changes for inclusion into the document.

New Business

Back the Blue Donation Request – Caryn reviewed the situation from 2019 where the Association's donation could not be accepted due to technological issues and explained that the funds provide meals to the Arapahoe County Sheriff's officers who work on Thanksgiving or Christmas. Following discussion, upon a motion made by Justin, seconded by Clark and, upon vote, unanimously carried, the Board approved a donation of \$300.00 to Back the Blue.

Termination of Management Contract – Following discussion, upon a motion made by Caryn, seconded by Steve and, upon a vote of 6 in favor, 1 against and no abstentions, the Board approved the termination of the management contract with Cherry Creek HOA Professionals effective January 1, 2021.

New Management Contract – Following discussion, upon a motion made by Caryn, seconded by Steve and, upon a vote of 6 in favor, 1 against and no abstentions, the Board approved 5150 Corporation to take over management of the Smoky Hill HOA effective January 1, 2021. It was noted that 5150 Corporation will send out the 2021 Annual dues statement.

Holiday Decoration Contest – Following discussion, upon a motion made by Caryn, seconded by Clark and, upon vote, unanimously approved, the Board approved the purchase of 4 corrugated cardboard signs denoting the winners of the holiday decorating contest. A blast email is to be sent out noting there will be 4 winners who will each win a \$50.00 Tagawa's gift card. All nominations are to be sent to Justin no later than December

11 with the winners to be announced on December 15. Management will send out an email blast about the contest and Justin will put an announcement on Next Door.

Executive Session

The Board entered Executive Session at 7:30 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:32 pm.

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

- Account 1083136301 – Hold on action until May 15, 2021.
- Account 1083059601 – Approve a payment plan of \$50.00 per month.
- Account 1083089101 – Follow up with the City of Centennial to determine if a permit was pulled for the addition on the rear of the home.
- Account 1083064001 – Request Vial Fotheringham have a discussion with the property owner and reach a stipulated settlement which will require the owner to cure violations at certain times over the next 7 months. The account balance and all violations cured by June 30, 2021.
- Account 1083053601 – Turn over the trailer and tree removal violations to Vial Fotheringham for further actions.
- Account 1083017101 – Close the violation
- Account 1083006001 – Hold on further action until May 15, 2021.

Adjournment

With no further business to discuss, upon a motion made by Rodger, seconded by Clark and, upon vote, unanimously carried, the meeting was adjourned at 8:35 PM. The next meeting is scheduled for Tuesday, December 8, 2020 at 6:30 PM.