

Smoky Hill HOA
Board of Directors Monthly Meeting
November 12, 2019
Approved

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on November 12, 2019.

Board Members Present: Caryn Winkler, Judy Sharp, Kim Williams, Darwin Johnston, Rodger Robertson, Tom Mehl and Steve Clerkin were present.

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

Attendance: Sign in sheet is available upon request – 7 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 October 8, 2019 meeting minutes were reviewed. Following discussion, upon a motion made by Tom, seconded by Rodger and, upon vote, unanimously carried, the minutes from the October 8, 2019 Board meeting were approved as amended.

Financial Report

Financial Statements for the Period Ended October 31, 2019 - Shannon presented the Association's October 31, 2019 financial balance sheet showing \$19,620.00 in operating and \$111,612.82 in reserves with cash assets totaling \$131,232.82. It was noted that \$16,217.67 more has been brought in than has been spent on expenses. It was also noted management is monitoring budget items that are either over budget or under budget by \$1000.00. Following discussion, upon a motion made by Kim, seconded by Judy and, upon vote, unanimously carried, the Board approved the financial statements for the period ended October 31, 2019 subject to audit.

Invoice Approval - Shannon reviewed accounts payable and noted 4 invoices totaling \$10,200.15 were available for approval and signature. 2 additional invoices totaling \$3,045.02 were submitted for payment electronically. Following discussion, upon a motion made by Judy, seconded by Kim and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Architectural Review Committee Report

Architectural Request Submissions – Shannon noted were 9 applications submitted for decision by the Committee since the last meeting and that all have been approved. On average, applications are taking 6 days for a decision to be made.

Violation Report – Shannon noted that there were 442 violations opened as of October 8, 2019 and that of these, 169 remained open as of November 8, 2019.

Smoky Hill Metro District – Metro District Board Member Clint Walker provided a brief update in relation to the Metro District. Information regarding upcoming events and current projects can be found at the District's website – www.smokyhillmetrodistrict.org.

Homeowner Forum

- Ting Internet was in attendance to discuss the upcoming work being conducted in Smoky Hill in relation to the Ting Internet service. It was noted that owners and residents who live in the community will receive several mailers related to the construction and the services provided by Ting.
- An owner requested clarification regarding the Terms of Service an owner must agree to when they register for the Smartwebs Integrated Website. David indicated he would review the terms of service and provide the Board with the information requested.

Unfinished Business or Discussion Items

Fall Dumpster Rally Feedback – Tom noted the Fall Dumpster rally, held from 8 am to noon on Saturday, October 19, went smoothly, with no excessive wait times. The total cost for the project should be \$4300.00.

Smartwebs Integrated Website Progress – David indicated that the website went live two weeks ago and that to date, 8 new email addresses have been collected. Shannon will respond to any violation response forms or other requests generated by the website.

Halloween Yard of the Month – Judy explained that homes that have open violations or an outstanding account balance are not eligible to participate in the yard of the month. Due to this, the first home chosen as the Halloween Yard of the Month was not recognized as the winner. The homes that were ultimately chosen were 5239 S. Pagosa Way and 5122 S. Richfield Street.

Holiday Lighting Contest – Details regarding the holiday lighting contest will be released via email.

ARC Guideline Revisions –Tom reviewed the changes recommended to the ARC Guidelines with the Board and the membership that were present. It was requested that the time frame allowed for parking of recreational vehicles be increased; the Board noted this time frame cannot be changed as it is stipulated within the Covenants. As the Board was satisfied with the changes made, legal counsel will be requested to review the document to ensure compatibility with the Covenants and current state statute.

New Business

2020 Budget – Following discussion, upon a motion made by Tom, seconded by Steve and, upon vote, unanimously carried, the Board approved the 2020 Budget as presented. It was noted that invoices will be sent out with a copy of the budget in late December.

Appointment of Treasurer – Following discussion, upon a motion made by Rodger, seconded by Judy and, upon vote, unanimously carried, the Board appointed Steve Clerkin to the position of Treasurer.

Adjournment

With no further business to discuss, upon a motion made by Kim, seconded by Judy and, upon vote, unanimously carried, the Board adjourned the meeting at 7:56 PM. The next meeting is scheduled for Tuesday, December 10, 2019 at 6:30 PM.

Executive Session

The Board discussed Delinquent Accounts and Covenant Violations to be sent to legal counsel.

The Board adjourned Executive Session at 8:31 PM.

APPROVED