



SMOKY HILL HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
November 14, 2023

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. was scheduled for 6:30 PM on Tuesday, November 14, 2023 hosted at the Smoky Hill Clubhouse with the address 5405 S Telluride St, Aurora, CO 80015.

- I. **Roll Call, Call to Order** – Director Winkler called the meeting to order at 6:30 PM. Directors present: Haley Foster, Jeff Cox, Jessica Armendariz, Emily Aarestad and Caryn Winkler. Directors absent: Craig Maroney. Others present: Kevin Christensen from KC & Associates, LLC, and Community Association Manager and homeowners per the sign-in sheet.

Director Winkler noted that a quorum was present necessary to conduct the business of the Board and the Association.
- II. **Ratify Vote on Appointment of New Board Member** – The Board voted in between meetings via email on an appointment of Emily Aarestad to the Board. The vote passed with a vote of 4-1 with one vote against the appointment. Director Winkler made a motion to ratify the decision made in between meetings. Director Cox seconded the motion. The motion passed unanimously.
- III. **Approval of Meeting Minutes**
 1. The Board reviewed the October 10th meeting minutes. After review, Director Armendariz made a motion to approve the minutes. Director Foster seconded the motion. The motion passed unanimously.
- IV. **Financial Report** – The September financials were available for review. The October financials were pending compilation. The accounts payables are approved in between meetings via the Homeowner Web Portal. It was noted that Certificate of Deposit (CD) rates are yielding higher returns than in prior years. Director Winkler made a motion to approve depositing \$25,000.00 into a CD Ladder at 3 months, 6 months and 9 months. Director Cox seconded the motion. The motion passed unanimously.
 1. **2024 Budget** – The Board discussed the 2024 Budget draft. It was noted that the assessments will not increase in 2024. They will remain at \$66.50 annually. The Board confirmed that a study session will be held in between meetings to finalize changes to the budget.
- V. **Manager's Report** – Manager Kevin Christensen provided the manager's report. The report included tasks assigned to management, a summary of the agenda, architectural summary and violation summary.
 1. **Violations** – There were 173 violations adjusted. There were 134 violations issued and 39 violations closed out while also being issued cure letters.
- VI. **Committee Reports**
 1. **Architectural Review Committee**
 - I. **Architectural Review Request Summary** – Director Cox provided a summary of the architectural files. There were 53 requests in October and 7 requests in November. Out of these, 1 request was declined, 5 were withdrawn and 2 were approved conditionally.
 2. **Social Committee** – Director Foster confirmed there is a winter event scheduled in December. The event will be held at the Smoky Hill Clubhouse. Director Foster made a motion to increase the budget for this event by \$800, for a total of \$2,000. Director Armendariz seconded the motion. The motion passed with 3 votes yes, and 2 votes against. Directors Cox and Aarestad voted against the increase in the social committee budget.
 3. **Communications** – Director Armendariz noted that flyer will be sent out to the community regarding the winter event. An additional newsletter is pending compilation

and review. This will include information regarding the winter event and other information relevant to the community.

- 4. **Legal** – The Board discussed the concerns with prior management (Goodwin and Company). After discussion and review, the Board unanimously approved of having Diamen Bielli from V.F. Law attend the next HOA meeting to discuss the next steps. Prior management responded to the demand letter, essentially declining to act upon it.
- 5. **CENCON Update** – No update available.

VII. Outstanding Business

- 1. **HOA Fine Policy** – The HOA Board approved of obtaining a fine policy from V.F. Law. The flat rate cost is approximately \$399.00 for this legal policy. The fine schedule being requested at two warning letters, then a fine being assessed on the third letter.
- 2. **Reduction to Five Board Members Discussion** – This item was unanimously declined by the Board due to there now being 6 Board members.

VIII. New Business

- 1. **Credit Card for Social Committee** – The Board discussed the application and credit card for the social committee. It was noted that the current reimbursement setup is unfair to the committee members and other volunteers in the community. The Board tabled this item until the December meeting awaiting answers on if insurance will cover this card and due to needing the President Maroney’s signature on the card.

IX. Resident Forum

- 1. A homeowner brought up concern with the social committee budget taking a substantial portion of the budget. He noted that the money can be redirected to other items benefiting the community such as extra community dumpster days.
- 2. A homeowner noted that two community dumpster days instead of one is a good idea.
- 3. A homeowner asked a question regarding if the HOA had been reimbursed for the water bills paid by prior management.
- 4. The Board asked Management if the social committee can receive donations from the community with the annual billing. The donation amount would be \$3.00. Manager Christensen noted that this will need to be answered by his accounting team.
- 5. The Board noted that there is an HOA Facebook page previously created by Director Maroney.

- X. **Adjournment** – There being no further business to come before the Board at this time, upon motion duly made Director Armendariz, seconded by Director Foster, and unanimously carried, the meeting was adjourned at 8:24 PM.

Submitted by,
Kevin Christensen, CMCA, AMS
Community Association Manager

THE FOREGOING ARE THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON THE DATE STATED ABOVE AND WERE APPROVED BY THE BOARD OF DIRECTORS ON THIS 12TH DAY OF December 2023.

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Haley Foster, Secretary
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