

**Smoky Hill HOA
Board of Directors Monthly Meeting
October 8, 2019
Approved**

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on October 8, 2019.

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

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

Attendance: Sign in sheet is available upon request – 10 Homeowners signed in with 14 homeowners in attendance

Call to Order

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

Meeting Minutes Review

The September 10, 2019 meeting minutes were reviewed. Following discussion, upon a motion made by Kim, seconded by Rodger and, upon vote, unanimously carried, the minutes from the September 10, 2019 Board meeting were approved as presented.

Financial Report

Financial Statements for the Period Ended September 30, 2019 - Shannon presented the Association's current financial balance sheet showing \$24,747.62 in operating and \$111,560.70 in reserves with cash assets totaling \$136,308.32. It was noted that \$10,044.71 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 Rodger and, upon vote, unanimously carried, the Board approved the financial statements for the period ended September 30, 2019 subject to audit.

Invoice Approval - Shannon reviewed accounts payable and noted 3 invoices totaling \$3470.40 were present for approval and signature. 2 additional invoices totaling \$3145.02 were submitted for payment electronically. Following discussion, upon a motion made by Rodger, 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 submittals pending decision by the Committee.

Violation Report – Shannon apologized for not providing the Board with the summary report for review at the meeting.

Smoky Hill Metro District - No representative from the Metro District was in attendance.

Homeowner Forum

- Several owners expressed concern about the number of violation letters sent to owners while the Metro District does nothing, in their opinion, about the dead or dying trees in the common areas. The Board advised owners that they need to bring their concerns to the Metropolitan District Board and provided the regular meeting date and time.
- An owner requested meeting documents be added to the website within 1 week of the meeting. In addition, the owner requested clarification about community events, the draft budget and the amount of funds that should be in reserves.
- An owner requested additional time to dispose of branches in his yard.
- An owner requested clarification regarding the violation letter he was sent regarding a “leaning” fence.
- An owner requested for the violation he was sent about the basketball hoop placed at the edge of his sidewalk to be closed as the hoop has been in place for several years and it gets moved when snow is expected. The Board agreed to close the matter.
- An owner inquired when he would be advised of the ARC Committee’s decision in relation to the painting of his home. Shannon noted the request was approved and that a letter has been mailed to him.

Unfinished Business or Discussion Items

Ice Cream Social – The Board thanked Judy and Steve for their hard work in making the ice cream social a successful event.

Smartwebs Integrated Website Progress – David discussed the Smartwebs Integrated Website and indicated that he is working with the developer to ensure it is working properly before it goes live. The Board will be provided with information prior to the next meeting as it is expected to go live before November 12.

Fall Dumpster Rally - The Fall Dumpster Rally is scheduled from 8 am to 12 noon on Saturday, October 19, weather depending. The Board volunteered their time to ensure there are enough people for the event to run smoothly.

ARC Guideline Revisions – Caryn noted that Tom is continuing to work on the Revisions, however, is waiting on some additional details. It is anticipated that the Board will discuss the revisions at the November meeting.

New Business

Acknowledgement of the Resignation of Jerry Dionisio – The Board acknowledged the resignation of Jerry Dionisio and thanked him for his service to the Community.

Appointment of Steve Clerkin to the Board – Following discussion, upon a motion made by Judy, seconded by Kim and, upon vote, unanimously carried, the Board appointed Steve Clerkin to the Board of Directors to fill the seat vacated by Jerry Dionisio. Steve's term is through April 2021.

Executive Session

The meeting was adjourned into executive session at 7:54 PM.

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

The Board adjourned Executive Session and reopened Regular Session at 9:04 PM.

Adjournment

With no further business to discuss, upon a motion made by Tom, seconded by Judy and, upon vote, unanimously carried, the Board adjourned the meeting at 9:04 PM. The next meeting is scheduled for Tuesday, November 12, 2019 at 6:30 PM.