

**Smoky Hill HOA
Board of Directors Monthly Meeting
October 11, 2022**

The Smoky Hill Homeowners Association Meeting was at the clubhouse, located at 5405 S Telluride Street, Centennial, CO 80015.

Board Members present: Darwin Johnston, Mike Limke, Jeff Cox, Carl Schuldies, and Craig Maroney.

Vendors present: Shannon Torgerson of Cherry Creek HOA Professionals.

Attendance: 8 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 September 13, 2022 meeting minutes were reviewed. Following discussion, upon a motion made by Carl, seconded by Darwin and, upon vote, unanimously carried, the Board approved the minutes from the September 13, 2022 as amended.

Guest Speaker – Anna Bunce, City of Centennial – Ms. Bunce presented 2 plans from the City of Centennial to calm the traffic on Telluride St from Smoky Hill Road south to Orchard Road. The owners in attendance were able to comment on the 2 options and asked other questions to Ms. Bunce regarding the widening of Smoky Hill Road and other concerns.

Financial Report

Financial Statements for the Period Ended September 30, 2022 – Following discussion, upon a motion made by Mike, seconded by Carl and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended September 30, 2022 as presented and subject to audit.

Invoice Approval – Following discussion, upon a motion made by Mike, seconded by Darwin and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$3656.17.

Social Committee Report

Carl provided an update from the social committee regarding the Halloween parade and clubhouse use by clubs formed in conjunction with the Social Committee.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 4 days. 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.

Homeowner Forum – Owners asked for documents to be added to the website, the document amendment process/timeline and for information on how to submit architectural requests and property concerns to management.

Unfinished Business or Discussion Items

Document Amendment Committee – The Committee has been looking at legal documents from other Association's and will be providing an update to the Board at a later date.

2023 Draft Budget – The Board reviewed the 2023 budget as drafted and requested management add the \$0.50 into the assessments for 2023 for a total of \$66.50 due on January 1.

New Business

There was no new business to discuss.

Executive Session

With no further business to discuss, upon a motion made by Darwin, seconded by Carl and upon vote, unanimously carried, the meeting was adjourned into executive session at 8:25 pm.

With no further discussion, upon a motion made by Darwin, seconded by Carl and, upon vote, unanimously carried, the Board adjourned into regular session.

Adjournment

Following discussion, upon a motion made by Mike, seconded by Jeff and, upon vote, unanimously carried, the meeting was adjourned at 8:55 pm.