

**Smoky Hill HOA
Board of Directors Monthly Meeting
October 12, 2021
Draft**

The Smoky Hill Homeowners Association Meeting was held virtually. Notice and instructions were emailed to owners, posted at the clubhouse and on the Association's website.

Board Members present: Darwin Johnston, Caryn Winkler, Kim Williams, Christopher Brown, Carl Schuldies, and Joey Pacheco.

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

Attendance: The sign in sheet is available upon request – 21 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 14, 2021 meeting minutes were reviewed. Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote with 5 to approve and 1 abstention, the minutes from the September 14, 2021 meeting were approved as presented.

Financial Report

Financial Statements for the Period Ended September 30, 2021 – Following discussion, upon a motion made by Caryn, seconded by Chris and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended September 30, 2021 as presented and subject to audit.

Invoice Approval – Following discussion, upon a motion made by Caryn, seconded by Darwin and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$9,141.39 for the month of October 2021.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 8 days or less. Owners are encouraged to provide as much information as possible to ensure a timely review.

Violation Report – The Board reviewed the violation summary and requested Management concentrate efforts on bare areas in lawns, tree removal/pruning, tall weeds and trash cans that are left out.

Homeowner Forum – Questions were asked by the owners in attendance regarding the Covenant Compliance Inspection Policy and process for it to be considered by the membership.

Unfinished Business or Discussion Items

Group Home Discussion – It was noted that no additional information has been obtained from Counsel. The Board reminded owners present that the Association doesn't have the ability to disallow group homes due to protections at the State and Federal Government level.

Covenant Compliance Inspection Policy – Following discussion, upon a motion made by Caryn, seconded by Carl and, upon vote, unanimously carried, the Board tabled further discussion and decision on this matter indefinitely.

Fall Dumpster Rally – The fall dumpster rally is scheduled for Saturday, October 16 from 8 am to 12 pm at the clubhouse/pool area. Volunteers are needed to ensure the event runs smoothly.

Halloween Yards of the Month – The deadline for homes to be nominated for Halloween Yard of the Month is October 23, 2021.

Holiday Yards of the Month – Deadline for Submission and Award Date – The deadline for homes to be nominated for Holiday Yard of the Month is December 18, 2021. The winners will be announced via the website and broadcast email.

New Business

Vacant Board Seat – Following discussion, upon a motion made by Kim, seconded by Joey and, upon vote, unanimously carried, the Board appointed Jeanne Whitehill to fill the term vacated by Erin Ivaska-Lloyd. The term ends at the 2023 Annual Meeting.

2022 Draft Budget – The Board briefly discussed the budget as drafted by Management. The Board will discuss before the November meeting and make recommendations/amendments at that time.

Paint and Roof Color Discussion – The Board discussed clarifying the paint architectural guidelines and determined it is not in the best interest of the owners to require roofing colors be tied to the paint colors used on the home.

The Board further discussed garage door colors and determined that if the door can be painted, it should be painted to match the body color or trim color of the home. It cannot be painted an accent color. If it is a manufactured factory color door, the door needs to be white, tan or gray, depending on the paint colors used on the home.

The Board discussed fencing and determined that fencing requests will be decided on a case-by-case basis.

The Board discussed requiring window frames be a specific color but determined it is not in the best interest of the owners to require a specific window frame color be used within the community.

Executive Session

The Board entered Executive Session at 8:20 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:37 pm.

Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, the Board approved foreclosure proceedings to start on SMK32988 due to the account balance and ongoing covenant violations.

Adjournment

With no further business to discuss, upon a motion made by Joey, seconded by Kim and upon vote, unanimously carried, the meeting was adjourned at 8:56 pm.

APPROVED