

**Smoky Hill HOA  
Board of Directors Monthly Meeting  
October 13, 2020  
Draft**

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

**Board Members present:** Caryn Winkler, Darwin Johnston, Joey Pacheco, Rodger Robertson, Clark Kitzes and Steve Clerkin were present. Kim Williams, ARC member, was also present.

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

**Attendance:** The sign in sheet is available upon request – 14 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 8, 2020 meeting minutes were reviewed. Following discussion, upon a motion made by Clark, seconded by Steve and, upon vote, unanimously carried, the minutes from the September 8, 2020 meeting were approved as presented.

**Financial Report**

**Financial Statements for the Period Ended August 31, 2020** – The Board re-reviewed the financial statements for the period ended August 31, 2020. Following discussion, upon a motion made by Caryn, seconded by Steve and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended August 31, 2020 as presented subject to audit.

**Financial Statements for the Period Ended September 30, 2020** - Shannon presented the Association's September 30, 2020 financial balance sheet showing \$20,637.81 in the operating account and \$104,377.70 in the reserve account with cash assets totaling \$125,015.51. It was noted management is monitoring budget items that are either over budget or under budget by \$1000.00. Following discussion, upon a motion made by Steve, seconded by Rodger and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended September 30, 2020 as presented, subject to audit.

**Invoice Approval** – Shannon reviewed accounts payable and noted invoices totaling \$8,218.53 were presented for approval. These invoices are from IREA, Cherry Creek HOA Professionals, Creekside Maintenance, and a homeowner refund. Following discussion, upon a motion made by Steve, seconded by Joey and, upon vote unanimously carried, the Board approved the invoices presented for payment.

### **Architectural Review Committee Report**

**Architectural Request Submissions** – Shannon noted there were 15 applications submitted for decision by the Committee since the last meeting. On average, applications are taking 6 days for a decision to be made.

**Violation Report** – Shannon noted there were 175 violations open as of October 9, 2020 and that of these, 101 violations are at stage 3 or 4.

**Smoky Hill Metro District** – There was no update from the Metropolitan District Board of Directors.

### **Homeowner Forum**

- Owners expressed concern regarding the Board's decision to seek proposals for new management. The Board noted they are doing their due diligence and are looking for ways to reduce the number of violations without sending matters to legal counsel.
- Management noted 2 separate apology letters were mailed to an owner who attended the August meeting. The matter was closed on July 31, 2020 and no further action was taken other than the apology.

### **Unfinished Business or Discussion Items**

**Concrete Replacement Guideline Discussion** – The Board is working on Concrete Replacement Guidelines but has not made a final decision regarding the document. It was noted owners are responsible for their front walkway from the driveway to the front door. The Board clarified that the guidelines are not new Covenants but clarification and guidance on what is already present within the Association's legal documents.

**Fall Dumpster Day** – Darwin expressed the Board's thanks to the volunteers who assisted with the Fall Dumpster Day. There were 10 dumpsters filled and several bicycles donated for repair and redistribution. The dumpster day came in under budget as a spring event was not held.

### **New Business**

**2021 Draft Budget Discussion** – The Board will hold a working session to discuss the 2021 budget with management on Tuesday, October 20, 2020 at 6:00 p.m.

**Coyote Crossing Park Fence Discussion** – Caryn noted she doesn't believe further action is needed on this matter as the Piney Creek Owner who requested the Board's assistance has not contacted her further.

### **Executive Session**

The Board entered Executive Session at 7:44 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:40 pm.

A motion was made by Clark, seconded by Steve and, upon vote, unanimously carried, to take the following actions:

- Account 108304080 – Write off \$495.00 from the account as the balance is from prior to 2014 and turn over to legal for collection action.
- Account 108305960 – Hold off on further action.
- Account 108301380 – Close the covenant violation matter with counsel and request they start a collections file.
- Account 108306400 – Hold off on further action.
- Account 108313630 – Hold off on further action.
- Account 108311780 – The Board denied a stipulation – the yard must be completely landscaped, and all dead trees completely removed.
- Account 108313450 – Close the covenant violation matter with counsel and request they start a collections file.
- Account 108313610 – Hold off on further action.
- Account 108312200 – The Board requested the owner pay \$500.00. If in agreement, the Board will write off \$117.50 from account to bring it to \$0.00 balance.
- Account 108306370 – The Board requested the owner pay \$400.00. If in agreement, the Board will write off remaining balance. The property must be cleaned up in order for this agreement to go into effect.
- Account 108306830 – The Board agreed to a \$50.00 per month payment plan.

### **Adjournment**

With no further business to discuss, upon a motion made by Clark, seconded by Steve and, upon vote, unanimously carried, the meeting was adjourned at 8:45 PM. The next meeting is scheduled for Tuesday, November 10, 2020 at 6:30 PM.