

**Smoky Hill HOA
Board of Directors Monthly Meeting
September 8, 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, Justin Lombardo, 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 – 7 homeowners were in attendance.

Call to Order

Darwin called the monthly Smoky Hill Homeowners Association meeting to order at 6:31 PM.

Approval of Meeting Minutes

The August 11, 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 August 11, 2020 meeting were approved as presented.

Financial Report

Financial Statements for the Period Ended August 31, 2020 – Shannon presented the Association's August 31, 2020 financial balance sheet showing \$28,101.88 in the operating account and \$104,364.86 in the reserve account with cash assets totaling \$132,466.74. It was noted management is monitoring budget items that are either over budget or under budget by \$1000.00. Questions were about the printing and postage costs as well as the 2019 fiscal year taxes. The Board will consider acceptance of the un-audited financial statements for the period ended August 31, 2020 at the October meeting.

Invoice Approval – Shannon reviewed accounts payable and noted invoices totaling \$9,429.98 were presented for approval. These invoices are from IREA, Cherry Creek HOA Professionals and Vial Fotheringham. Following discussion, upon a motion made by Steve, seconded by Clark and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Architectural Review Committee Report

Architectural Request Submissions – Shannon noted there were 17 applications submitted for decision by the Committee since the last meeting. On average, applications are taking 7 days for a decision to be made.

Violation Report – Shannon noted there were 356 violations open as of September 4, 2020 and that of these, 138 violations are at stage 3 or 4.

The Board asked if it were possible to create instructional videos to show owners how to address weeds or other yard issues. Management indicated it is possible and they could be posted to the Smokyhillhoa.net website.

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

Homeowner Forum

- Owners expressed interest in the instructional videos and indicated they thought it would a great tool for new owners.
- Another owner asked about the budget overages and how they are being handled.

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. This project is on hold for the time being.

Ice Cream Social – No action was discussed regarding the ice cream social.

Fall Dumpster Day – Fall Dumpster Day is scheduled for Saturday, September 19, from 8 am to 1 pm. Volunteers from the community are needed because the trash company has changed, and they will no longer be providing drivers or workers to assist in unloading vehicles or catching non-permitted items.

The Board will consider a second fall dumpster day after the September 19 event.

Full-Service Representation Agreement from VialFotheringham LLP – The Board reviewed the full-service representation agreement from VialFotheringham LLP. Caryn noted she does not think there is a need for the Association to change how the legal service operates at this time. Caryn also noted that she will arrange to have Travis attend either the October or November Board meeting.

Board Member Code of Conduct Policy Review and Discussion – The Board discussed the Board Member Code of Conduct Policy and reiterated that homeowner information is to be kept confidential. Following discussion, upon a motion made by Steve, seconded by Caryn and, upon vote, carried by a vote of 4 in favor, 1 vote against and 1 abstention, the Board Member Code of Conduct Policy was approved. Justin noted for the record that he voted against as he feels the Policy is ambiguous.

Covenant Compliance Inspection Policy Review and Discussion – The Board determined it would not move forward with the Covenant Compliance Inspection Policy.

New Business

Survey Results – The Board briefly reviewed the survey results.

Executive Session

The Board entered Executive Session at 8:38 to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:58 pm.

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

- Account 1083048301 – Dismiss the lawsuit and enter a payment plan for the balance due on the account for 24-months.
- Account 1083077801 – Hold off on further action until after September 17 as the owner's son has notified the Association of repairs to take place on September 15 and 16, 2020.
- Account 1083031001 – Request Legal Counsel determine status of bankruptcy and likelihood of foreclosure on the property.

Adjournment

With no further business to discuss, upon a motion made by Clark, seconded by Caryn and, upon vote, unanimously carried, the meeting was adjourned at 8:59 PM. The next meeting is scheduled for Tuesday, October 13, 2020 at 6:30 PM.