

Smoky Hill HOA

Board of Directors Monthly Meeting

September 10, 2019

Approved by the Board of Directors on October 8, 2019

The Smoky Hill Homeowners Association Meeting was held at the Smoky Hill Clubhouse located at 5405 South Telluride Street, Centennial, on September 10, 2019.

Board Members Present: Caryn Winkler, Tom Mehl, Judy Sharp, Kim Williams, Darwin Johnston and Rodger Robertson were present. Jerry Dionisio was excused from the meeting.

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

Attendance: Sign in sheet is available upon request – 7 Homeowners signed in with 10 homeowners in attendance

Call to Order

Caryn called the monthly Smoky Hill Homeowners Association meeting to order at 6:30 PM. Shannon Torgerson introduced herself as the new community manager assigned to the community.

Meeting Minutes Review

The August 13, 2019 meeting minutes were reviewed. Following discussion, upon a motion made by Kim, seconded by Judy and, upon vote, unanimously carried, the minutes from the August 13, 2019 Board meeting were approved as presented.

Financial Report

Financial Statements for the Period Ended August 31, 2019 - Shannon presented the Association's current financial balance sheet showing \$28,354.42 in operating and \$111,500.22 in reserves with cash assets totaling \$139,854.64. It was noted that \$13,679.78 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 Judy and, upon vote, unanimously carried, the Board approved the financial statements for the period ended August 31, 2019 subject to audit. Caryn requested management review the check register for August as there appears to be duplicate payments made to CCHOA. It was also requested that the number of email licenses currently active be investigated.

Invoice Approval - David reviewed accounts payable and noted 4 invoices (Cherry Creek HOA Professionals, IREA [on autopay], and 2 owner refunds) were present for approval and signature. Following discussion, upon a motion made by Kim, seconded by Judy and, upon vote unanimously carried, the Board approved the invoices presented for payment.

Architectural Review Committee Report

Architectural Request Submissions – Shannon noted 9 requests submitted between August 13, 2019 and September 6, 2019 with most taking between 2 and 3 days to be voted upon.

Violation Report – Shannon discussed the violation activity since the August 13, 2019 Board meeting. There were 352 violations created, 133 violations escalated to the next stage, 40 violations reopened, and 184 violations closed. There are currently 551 violations open.

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

Homeowner Forum

- A homeowner requested the June meeting minutes be corrected as her husband was requested to resign from the Board as he was not on the deed to the home, not because of a conflict of interest.
- A homeowner requested clarification on the violation letter he received for a small trailer being parked on his property. The Board noted that trailers are not allowed to be stored on an owner's property unless attached to a vehicle or parked in the garage/backyard behind the fence. The Association doesn't have authority to enforce the City's trailer parking regulations when parked on the street. The owner noted the trailer would be moved behind his fence and stored in his backyard within the next 30 days.
- A homeowner asked why the Association couldn't remove the mattress dumped on the sidewalk in front of Running Creek Park. The Board and management noted the Association doesn't own or maintain the park and therefore couldn't spend Association funds on its removal, however, several Board members and management called the District about getting it removed. The Board advised the owner to contact the City of Centennial if it should happen again.
- A homeowner had questions about their account balance. It was determined that a conference call would be set up with legal counsel, the owner, at least one Board member and management to discuss where the balance is coming from.
- A homeowner noted that the Smoky Hill sign work has been repaired and that landscape maintenance has been ongoing in the area since the repair was completed. The same owner asked if the Association will be holding the Fall Dumpster Rally. The Board noted the Fall Dumpster Rally is on the agenda for discussion later in the meeting.

Unfinished Business or Discussion Items

Ice Cream Social - The ice cream social is scheduled for September 14, 2019 and the pool will be open. The Board thanked Steve Clerkin for his assistance with organizing and running the event.

Smartwebs Integrated Website Progress – David discussed the Smartwebs Integrated Website and indicated that it should be ready to go live at the October meeting.

New Business

Fall Dumpster Rally - The Board discussed holding the Fall Dumpster Rally. Following discussion, upon a motion made by Rodger, seconded by Tom and, upon vote, carried 6-1-0 the Board approved the Fall Dumpster Rally to be held, weather permitting on October 19, 2019 from 8 am to 12 noon. Volunteers will be needed to man the dumpsters during the event.

Shredding Event – The Board discussed holding a shredding event due to homeowner request and ultimately not to hold this event due to low attendance and cost.

ARC Guideline Revision – Tom noted the revision process of the Architectural Review Guidelines is still underway. It is hoped that the draft can be posted prior to the October Board meeting so they can be discussed and voted upon by the Board. An owner asked for clarification regarding the voting process for this document. The Board noted that owners can comment, but that the Declaration allows the Board to create rules and guidelines without owner consent.

Executive Session

The meeting was adjourned into executive session at 7:40 PM.

Caryn opened Executive Session at 7:56 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 8:40 PM.

Following discussion, upon a motion made by Caryn, seconded by Kim and, upon vote unanimously carried, the Board approved account 1083101601 to be turned over to legal counsel for covenant enforcement actions.

Following discussion, the Board directed management to accept any payment plan requests that allow delinquent owners to bring their accounts current within 1 year.

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 8:46 PM. The next meeting is scheduled for Tuesday, October 8, 2019 at 6:30 PM.