

SMOKY HILL HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
September 12, 2023

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. was scheduled for 6:30 PM on Tuesday, September 12, 2023 hosted at the Smoky Hill Clubhouse with the address 5405 S Telluride St, Aurora, CO 80015.

- I. **Roll Call, Call to Order** – Director Maroney called the meeting to order at 6:32 PM. Directors present: Craig Maroney, Haley Foster, Jeff Cox, Jessica Armendariz, and Caryn Winkler. Directors absent: None. Others present: Kevin Christensen from KC & Associates, LLC, and Community Association Manager and homeowners per the sign-in sheet.

Director Maroney noted that a quorum was present necessary to conduct the business of the Board and the Association.

II. **Approval of Meeting Minutes**

1. The Board was not able to review the August 8th meeting minutes as there was not a copy provided by prior management. The Board confirmed that Tom was the name of the manager that attended the last meeting. Prior management will be contacted to obtain the meeting minutes.

- III. **Financial Report** – The July financials were available for review. The August financials were not available from prior management. The Board discussed the transition. It was noted that Shannon is a contact at Goodwin in order to expedite the transition of funds.

- IV. **Manager's Report** – Manager Kevin Christensen did not have a management report to provide due to the lack of documents available. It was noted that the first property inspection was scheduled for Thursday September 14th. The items noted by the Board with the transition letter will be the focus for the inspection.

V. **Committee Reports**

1. **Architectural Review Committee**

- I. **Architectural Review Request Summary** – Director Cox provided a summary of the architectural files. It was noted that everything under the Review section in Smartwebs was reviewed by the meeting. There are multiple items in the staged section that need to be moved over for review.

- II. **Violations Activity Report** – It was noted that the first September property inspection is scheduled for September 14th.

- III. **Community Snapshot**

2. **Social Committee** – Director Foster confirmed that the Labor Day event came in under budget. The ice cream did run out but that was a good sign as participation was high. The next community event is planned for October and will be held around Crestline. It was noted that there is construction in the area so the October community event may be moved.
3. **Communications** – Director Armendariz updated the Smoky Hill HOA website to reflect recent changes. It was noted that a September newsletter is being drafted and will be sent out to the community once it is final.
4. **Legal** – The Board discussed the services provided by prior management and any recourse against prior management for lack of contracted services, for which they were paid for.
5. **CENCON Update** – Homeowner Whelan provided an updated from the Centennial Council of Neighborhoods. It was noted that a tour of the police academy was available for community members. The City of Centennial information will be provided over to Director Armendariz for the September newsletter. There is a City of Centennial Candidates forum, Sherriff's Citizens' Academy and many other events that can be attended by Smoky Hill residents. Lastly, it was confirmed by Homeowner Whelan that Smoky Hill HOA has not paid the \$40 annual dues to be a member of CENCON. Manager Christensen was directed to get payment into CENCON as soon as possible.

VI. Outstanding Business

1. **Transition to New Management Company** – The transition is progressing slowly. Smartwebs will transition the account over to KC & Associates within two weeks. The bank account funds and all other documentation had not been received by KC & Associates as of September 12th. The Board and Manager Christensen will continue to follow up with Goodwin and Company to obtain the HOA's documents.

VII. New Business

1. **HOA FINES** – It was noted that the planned fine schedule includes a \$50 fine, after two warning letters. Each warning letter will provide 15 days to cure the violation. The warning letters will be mailed and emailed.
 - I. **HB 22-1137 Rules** – The state law from 2022 requires certified mailings before a fine can be assessed. A new fine policy and fine schedule will need to be drafted and implemented prior to any fines being assessed in the HOA. The policy will have to be adopted in accordance with the HOA's policy on Adoption of Policies, Procedures and Resolutions. This will require providing notice to the community of the fine policy before it is signed and approved at an HOA Meeting.
 - II. **HOA Cost of Violations** – The cost is \$1.16 per one page violation letter, \$1.51 per two page violation letter, \$9.31 per certified one page violation letter, and \$9.66 per two page violation letter.

VIII. Resident Forum

1. A homeowner asked why did the Board change management companies. It was noted there were communication issues, payment of invoices without approval, Cherry Creek Professional HOA Management was bought out by Goodwin and Company and concerns on the contracted obligations included in the management agreement being fulfilled.
2. A homeowner requested that a welcome letter be mailed to her as she never received one.
3. The Board requested information and tutorials on using the homeowner web portal. It was noted that Youtube videos can be provided for assistance on these.
4. A homeowner asked questions on the welcome letter. It was noted that the Las Vegas payment address is for check payments and bill pay payments only. All accounting is done internally at the office of KC & Associates.
5. A homeowner asked a question on the payment methods accepted.
6. A homeowner brought up concerns with rocks being put into the drainage at the Coyote Crossing stormwater drainage. It was noted that Smoky Hill HOA did not put these rocks in. The item will be researched and a response will be sent back to the homeowner.
7. A homeowner noted there is kickball in the parks regularly and it is posted on one of the Facebook groups in the area.

IX. Executive Session – The Board entered into Executive Session at 7:50 PM to discuss a letter from a homeowner's power of attorney. The Board exited executive session at 8:05 PM

X. Adjournment – There being no further business to come before the Board at this time, upon motion duly made, and unanimously carried, the meeting was adjourned at 8:06 PM.

Submitted by,
Kevin Christensen, CMCA, AMS
Community Association Manager

THE FOREGOING ARE THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON THE DATE STATED ABOVE AND WERE APPROVED BY THE BOARD OF DIRECTORS ON THIS 10 DAY OF Oct 2023.


_____, Secretary