

**Smoky Hill HOA
Board of Directors Monthly Meeting
September 13, 2022**

The Smoky Hill Homeowners Association Meeting was held virtually via Zoom. Notice and instructions were emailed to owners.

Board Members present: Darwin Johnston, Mike Limke, Jeff Cox, Carl Schuldies, and Craig Maroney.

Vendors present: Shannon Torgerson of Cherry Creek HOA Professionals.

Attendance: 6 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 August 9, 2022 meeting minutes were reviewed. Following discussion, upon a motion made by Darwin, seconded by Mike and, upon vote, unanimously carried, the Board approved the minutes from the August 9, 2022 as amended.

Acknowledgement of the Resignation of Ben Steffey from the Board of Directors

Following discussion, upon a motion made by Darwin, seconded by Carl and, upon vote, unanimously carried, the Board acknowledged the resignation of Ben Steffey from the Board of Directors, effective on September 1, 2022.

Financial Report

Financial Statements for the Period Ended August 31, 2022 – Following discussion, upon a motion made by Mike, seconded by Darwin and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended August 31, 2022 as presented and subject to audit.

Invoice Approval – Following discussion, upon a motion made by Darwin, seconded by Carl and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$3,600.00.

Social Committee Report

Carl provided an update from the social committee regarding a successful ice cream social.

Carl also indicated he has reached out to Southeast Metro Storm Water Authority to further discuss the beautification of the Coyote Crossing drainage area.

The next event is the Halloween parade that will be held at Crestline Park.

The clubhouse is booked by the Association for social clubs and gatherings each Thursday.

Carl noted he attended the last Metro District meeting and learned the widening of Smoky Hill Road has been approved by the City of Centennial. Depending on how the project is funded, noise mitigation may be a part of it. It is recommended owners reach out to their City Council person to request noise mitigation be included in the project scope of work.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 10 days. Owners are encouraged to provide as much information as possible to ensure a timely review.

Violation Report – The Board reviewed the violation summary in detail.

Homeowner Forum – Melissa Ryan requested time with the Board after adjournment into Executive Session to discuss a situation with a neighbor.

Unfinished Business or Discussion Items

Document Amendment Committee – The Committee has not met, but Darwin indicated he has been researching other communities and their legal documents to determine what should and should not be included in the to be proposed amendments.

New Business

Speed Bump Request – Crestline and Pitkin – Due to a recent vehicle accident, the Association has been requested to contact the City of Centennial to request a speed bump be installed at Crestline and Pitkin. Following discussion, the Board directed Management to send a letter to ask for traffic calming measures to be installed at Crestline and Pitkin, near the elementary school and on Telluride, near the pool/clubhouse.

2023 Budget Discussion – Management requested the Board's input about increasing the assessments the allowed 4% in the legal documents to cover rising costs. The Board requested the budget be drafted with the 4% increase.

In-Person Meeting Discussion – The Board discussed holding 4 Board meetings, in person, at the clubhouse per year and streaming the meetings via Zoom to ensure all owners who want to attend can. Management is to work with the District to schedule the in-person meetings, with the first one

anticipated to happen on October 11, 2022 at 6:30 pm. The Board and management will also develop a contingency plan in case of weather, etc. when management may not be able to attend in person.

Executive Session

With no further business to discuss, upon a motion made by Darwin, seconded by Carl and upon vote, unanimously carried, the meeting was adjourned into executive session at 7:37 pm.

With no further discussion, upon a motion made by Darwin, seconded by Carl and, upon vote, unanimously carried, the Board adjourned into regular session.

Following discussion, upon a motion made by Darwin, seconded by Mike and, upon vote, unanimously carried, the Board approved a waiver of \$27.00 to bad debt on account SMK31899, to proceed with obtaining interrogatories on account SMK31888, to hold SMK32428 for further discussion until November or December 2022, to turn over SMK32745 to counsel for collections once all required collection notices have been sent.

The Board also requested counsel be contacted requiring the ability of the Association to fine owners.

Adjournment

Following discussion, upon a motion made by Mike, seconded by Jeff and, upon vote, unanimously carried, the meeting was adjourned at 8:53 pm.