



SMOKY HILL HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
July 9, 2024

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. was scheduled for 6:30 PM on July 9, 2024, 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 6:33 PM. Directors present: Craig Maroney, Jeff Cox, Jessica Armendariz (Arrived Late at 7:00 PM), Elizabeth Miller, and Caryn Winkler. Directors absent: Emily Aarestad. Others present: Kevin Christensen from KC & Associates, LLC, Community Association Manager and homeowners per the sign-in sheet.
- II. **Approval of Meeting Minutes**
 1. The Board reviewed the June 11, 2023 regular meeting minutes. After review, Director Winkler made a motion to approve the minutes. Director Maroney seconded the motion. The motion passed unanimously.
- III. **Financial Report** – The June financials were available for review. The accounts payable are approved in between meetings via the Board of Director only portion of the Homeowner Web Portal. The Board discussed the past due accounts and the outstanding KC & Associates Auxiliary Bill. The high cost of the Auxiliary Bill was of concern. It was confirmed that most of the cost was comprised of the processing fees and late letter postings, which both are recovered by adding the cost back onto the respective accounts. Processing fee waivers are also being waived from the Auxiliary Billing as requests are received and granted. The accounts receivable report was discussed. Manager Christensen was directed to draft Collection's Resolutions for all addresses that were posted with late letters.
- IV. **Manager's Report** – Manager Kevin Christensen provided the manager's report. The report included tasks assigned to management, a summary of the agenda, architectural summary and violation summary.
 1. **Summary of Violations** – There were a total of 315 violations either opened, closed, escalated or reopened from June 7th to July 2nd. There were 157 closed out, 112 new violations, 34 escalated violations, 5 reopened and 7 put on hold. Of these adjusted, there were 36 Rubbish and Debris violations, 19 for Vehicles, 6 Fencing, 12 Maintenance, 16 Architectural Application related, 214 Landscaping, 10 for Appearance/Unsightly, and 1 each Sports Equipment and Decorations Maintenance Condition.
- V. **Committee Reports**
 1. **Architectural Review Committee**
 - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 13 in May 29 in June and 0 in July as of July 2nd. Two (2) were withdrawn in May. All others (39) were approved or conditionally approved. The Board discussed another home in the community close to the clubhouse, that white washed the brick on their home without approval. It was noted that painting/washing of brick is allowed but it needs to be approved by the Architectural Committee. A homeowner noted concerns regarding a home undergoing renovations as the home's gutter system is damaged.
 2. **Social Committee** – The June Yard of the month was awarded per the votes received. Over 100 votes were allocated to the winner. The July nominations will be sent out for

review in a few days. The Labor Day event is the next social event planned. A few of the signs put out by the Social Committee were stolen on prior event planning.

3. **Communications** – Director Armendariz noted that the Smoky Hill website has been updated with more recent sets of meeting minutes and financials.
4. **Legal** – Director Aarestad was not present to provide a report on legal matters. The Board confirmed that there have been concerns with communications to and from V.F. Law. A meeting is planned to address and resolve the communication concerns.
5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was provided by C.J Whelan via email. It was noted that the annual field trip is planned for Monday, July 22nd. The trip for this year is completing a tour of Project Cure. It does include dinner. The City of Centennial is taking part in the South Metro Waste Study with Englewood, Sheridan and Littleton. It is a 3-year study to look into recycling, composting and to begin to eliminate trash. Centennial is also adding more artwork onto traffic box signals at many intersections. The next meeting is on August 26th at the Centennial Center of Generations. All residents of the city are welcome to attend.

VI. Outstanding Business

1. **Goodwin Update** – Tabled pending the audit results.
2. **Enforcement Policy and Policy Updates** – See Article VI. Section 4 Legal above.
3. **Social Committee Charter** – See Article VI. Section 4 Legal above.
4. **HOA Shed** – The Board discussed accessing the shed. There are two keys provided to the Board. An app is required to utilize the keys and the Metropolitan Board is very protective of allowing any HOA Board members access to the facilities. The Smoky Hill Metropolitan District ratified the vote on the shed in their minutes.

VII. New Business

1. **Smoky Hill Tree Grant Application** – The Board discussed the current status of the tree grant. Manager Christensen was authorized to draft an application or find one on the files from prior management so it can be implemented again, as it is referenced on the Association website.
2. **Coyote Park Condition** – The Board discussed the condition of Coyote Park. It was noted that SEMSWA (Southeast Metro Stormwater Authority) is not completing any landscape maintenance in the area. After discussion and review, the Board approved of obtaining an estimate on mowing the park.

VIII. Resident Forum

1. A homeowner noted concerns regarding a home that used a fire pit. The fire pit is no longer active but the remains of it exist on the front of the property. It was confirmed that a covenant violation will be filed for this.
2. A homeowner expressed concern regarding the condition of some decorations on the front of a home. These include bones being strung up high in the front area.
3. There was discussion regarding the condition of fencing near the intersection of Prentice and Crestline at the northeast portion of the community.
4. A home using a rock bed area as a parking pad was noted onto Management for covenant violation review.
5. A homeowner provided an address where there is a truck on blocks and there was also an address provided regarding a xeriscaping yard that has gone wild with weeds and growth. Both items will be addressed through property inspections.

- IX. **Executive Session** – The Board entered into Executive Session at 8:00 PM to discuss concerns with communications with V.F. Law and other attorney client privilege matters. The Board exited Executive Session at 8:32 PM.
- X. **Adjournment** – There being no further business to come before the Board at this time, upon motion duly made by Director Armendariz, seconded by Director Cox and unanimously carried, the meeting was adjourned at 8:32 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 13th
DAY OF August 2024.

, Secretary