



SMOKY HILL HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
December 10, 2024

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. was scheduled for 6:30 PM on December 10, 2024, hosted at the Smoky Hill Clubhouse with the address 5405 S Telluride St, Aurora, CO 80015.

- I. **Roll Call, Call to Order** – Director Armendariz called the meeting to order at 6:36 PM. Directors present: Jessica Armendariz, Jeff Cox, Craig Maroney 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 October 8, 2024, regular meeting minutes. After review, Director Winkler made a motion to approve the minutes. Director Cox seconded the motion. The motion passed unanimously.
- III. **Financial Report** – The October and November 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. Director Cox made a motion to accept the financials. Director Maroney seconded the motion. The motion passed unanimously.
- 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. Management was directed to contact any homeowners or companies paying monthly and to continue to try to refund homeowners as applicable.
- V. **Committee Reports**
 1. **Architectural Review Committee**
 - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were seventeen (17) in September, ten (10) files in October and three (3) as of the meeting. Twenty-seven applications (27) were approved or conditionally approved and two (2) applications were withdrawn.
 2. **Social Committee** – It was noted a little over one-hundred people showed up for the second dumpster rally. There were a total of six (6) dumpsters utilized. In future events, there will need to be volunteers from the community to assist or hold the rally in it's entirety. The Halloween Yard of The Month received a good amount of votes. There will be a December Yard of The Month for holiday decorations.
 3. **Communications** – The website is being updated with new information as it becomes available.
 4. **Legal** – The Board discussed HB 24-1233 that went into effect in August. It requires a new collection policy to be adopted by the Association. Director Armendariz made a motion to approve obtaining this policy. Director Maroney seconded the motion. The motion passed unanimously.
 5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was not available. It was noted that December is CENCON's month off of meetings.
- VI. **Outstanding Business**
 1. **Audit Draft** – The Board discussed the audit. After review, the Board unanimously approved the audit draft. Manager Christensen and Director Armendariz signed the Management Representation Letter.

2. **2025 Budget** – The Board reviewed the 2025 Budget. The budget details no increase to the annual assessments. After discussion, the Board unanimously approved the budget with a change to the line item for websites as the cost is projected to be \$310.00.

VII. New Business

1. **Bylaw Amendment for Number of Directors** – The Board discussed an amendment to the bylaws to lower the number of directors from seven to five. After discussion and review, Director Armendariz made a motion to approve obtaining an amendment. Director Cox seconded the motion. The motion passed unanimously.


VIII. Resident Forum – There was nothing to come before the Board.

IX. Executive Session – The Board confirmed there is an executive session scheduled for Thursday the 19th of December with Kelly McQueeney of Orten, Cavanaugh, Holmes and Hunt.

X. Adjournment – There being no further business to come before the Board at this time, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:13 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 19th
DAY OF January 2025.

, Secretary