



SMOKY HILL HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
August 13, 2024

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. was scheduled for 6:30 PM on August 13, 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 6:32 PM. Directors present: Craig Maroney, Jeff Cox, Jessica Armendariz, Elizabeth Miller, and Emily Aarestad. Directors absent: Caryn Winkler. 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 July 9, 2024 regular meeting minutes. After review, Director Armendariz made a motion to approve the minutes with a revision to the last sentences of Article VI. Section #4. Director Maroney seconded the motion. The motion passed unanimously.
- III. Financial Report** – The July 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. It was noted that the audit draft from Wiedner & Associates was received on August 12th. The Board and Management require more time to review the audit draft.
- 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 195 violations either opened, closed, escalated or reopened from July 2nd to August 9th. There were 66 closed out, 97 new violations, 17 escalated violations, 6 reopened and 9 put on hold. Of these adjusted, there were 26 Rubbish and Debris violations, 19 for Vehicles, 4 Fencing, 26 Maintenance, 7 Architectural Application related, 133 Landscaping, and 2 for Appearance/Unsightly.
- V. Committee Reports**
 1. **Architectural Review Committee**
 - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 29 in June, 12 in July and 0 in August. All applications (41) were approved or conditionally approved.
 2. **Social Committee** – The July Yard of the month was not awarded yet per a review on the home being within the rules, as the landscaping vegetation must be at least 30%. There were over 300 votes on the new voting system for the winner. The August nominations will be sent out for review. The Labor Day event is the next social event planned. There is the \$500 grant from the City of Centennial and leftover funding from the Memorial Day Event to go towards the Labor Day event.
 3. **Communications** – Director Armendariz noted that the Smoky Hill website has been updated with more recent sets of meeting minutes and financials. It was noted that the new Yard of The Month Voting system is better designed as it will not crash or limit the number of votes cast for nominees.
 4. **Legal** – There was discussion regarding Coyote Park. Management was directed to obtain bids on mowing and maintaining the Coyote Park open space area. The HOA Board received a draft of updated bylaws via V.F. Law.
 5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was provided by C.J Whelan. It was noted that the field trip for Project Cure was promising

and the CENCON meeting group will return to normal functions after the field trip. There was discussion regarding traffic lights and how these are reviewed, approved and who to contact for concerns. The City of Centennial does maintain many traffic lights in the area but other entities may maintain the lights depending on the intersection or jurisdiction of the road.

VI. Outstanding Business

1. **Goodwin Update** – Tabled pending the audit results.
2. **Enforcement Policy and Policy Updates** – See Article V. Section 4 Legal above.
3. **Social Committee Charter** – See Article V. Section 4 Legal above.
4. **HOA Shed** – It was noted that the Metropolitan District did vote on the garage access. There will no longer be a security code provided for two HOA Board members to have access to the Garage Shed. There will only be a key provided for access on a per request basis. The key combination will be provided by text message only and is a one time use per occurrence.

VII. New Business – Nothing to Come Before the Board

VIII. Resident Forum


1. There was a question from a homeowner regarding Auxiliary Dwelling Unit rules being modified to be more lenient due to the new City of Centennial and State Law ordinances. It was noted that the HOA Board is aware of the changes and is in the process of examining many parts of the existing governing documents. There may or may not be a change to the rules on this.

IX. Executive Session – The Board entered into Executive Session at 7:10 PM to discuss the audit draft and other attorney client privilege matters. Manager Christensen left the meeting at 7:15 PM per the direction of the Board. The Board exited Executive Session at 7:45 PM.

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 7:45 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 10th
DAY OF SEPTEMBER 2024.

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_____, Secretary
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