



SMOKY HILL HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
September 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 September 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 Aarestad called the meeting to order at 6:30 PM. Directors present: Emily Aarestad, Craig Maroney and Caryn Winkler. Directors absent: Jeff Cox and Jessica Armendariz. Others present: Kevin Christensen from KC & Associates, LLC, Community Association Manager and homeowners per the sign-in sheet.
 - A. **Board Resignation** – Director Elizabeth Miller resigned in between meetings.
- II. **Approval of Meeting Minutes**
 1. The Board reviewed the August 13, 2024 regular meeting minutes. After review, Director Aarestad made a motion to approve the minutes with a revision to page number two. Director Maroney seconded the motion. The motion passed unanimously.
- III. **Financial Report** – The August 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 Aarestad made a motion to accept the financials. Director Maroney seconded the motion. The motion passed unanimously. The Board reviewed a rate sheet from Alliance Association Bank and discussed reinvesting a \$25,000 CD that came due. After discussion and review, the Board tabled investing Reserves until the next meeting.
- 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. It was noted that a bid for the Coyote Park mowing was not obtained. Manager Christensen was directed to follow up with LMI Landscaping and any other company that will bid the scope of work.
- V. **Committee Reports**
 1. **Architectural Review Committee**
 - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 12 in July, 6 in August and 17 in September. All applications (35) were approved or conditionally approved.
 2. **Social Committee** – The Ice Cream Social event around Labor Day was a success. There were seventy-six (76) homes that participated. The truck stayed there until about 4:00 PM then had to leave to go to another event. The next event in the community is the Halloween Parade scheduled by the separate social club run through a Facebook group. There was discussion about an additional dumpster day. The Board approved of examining an additional dumpster day with Humpty Dumpty Dumpster Rentals.
 3. **Communications** – It was noted that the website domain needs to be renewed in September. Director Aarstad made a motion to approve the renewal. Director Maroney seconded the motion. The motion passed unanimously. Director Armendariz is the lead on the website renewal and Director email accounts.
 4. **Legal** – The Board noted that legal counsel advised halting enforcement of covenants pending review of the Association's past cases.
 5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was provided through email by C.J Whelan. Key highlights noted a new Frequently Asked Questions sheet provided by the City of Centennial. A handout from Trails Park and Recreation District regarding their latest happenings. Then a twelve (12) days of giving project that CenCon is leading for the upcoming holiday season was noted as well. The

next meeting is on Monday, September 23rd at 6:45 PM at the Centennial Public Works Facility at 7272 S. Eagle Street.

VI. Outstanding Business

1. **Goodwin Update** – Tabled pending the audit results.
2. **Enforcement Policy and Policy Updates** – Postponed pending further review and revision.
3. **Social Committee Charter** – Postponed pending further review and revision.
4. **SEMSWA/Coyote Park** – It was noted that the original agreement is from 1988 with the Urban Flood District and Mile Hi Flood District after the organization structure changed. There was no written obligation to maintain the landscaping maintenance after the 1988 agreement that detailed only one year of service. The ongoing service may be renewed by solicitation of the Mile Hi Flood District from the Association and homeowners in the area. The HOA has never maintained the area in Coyote Park. Manager Christensen was authorized to send the easement agreement to Homeowner Tom Mehls.

VII. New Business

1. **Audit Draft** – The Board discussed the audit and reviewed parts of the audit. It was noted that two Directors are not present. After discussion and review, the Board unanimously tabled a decision on any audit draft changes and the management representation letter until the October meeting.
2. **2025 Budget Draft** – The Board reviewed the budget draft provided by Manager Christensen. The 2025 Budget Draft does not detail an increase to HOA assessments and they remain at \$66.50. This is subject to change. The Board confirmed that this will stay on the agenda and further discussions will occur, which may be held as study sessions outside of meetings.
3. **Crestline Park Courts** – The Board discussed sending out a blast email communication to the community on behalf of the Metropolitan District. This communication is regarding the ongoing changes to the Basketball Courts at Crestline Park. After discussion and review, Director Maroney made a motion to approve sending out an email from the Metro District. Director Aarestad seconded the motion. The motion passed unanimously. Director Christensen will be provided the blast email from the Metro District for emailing.

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

IX. Executive Session – The Board entered into Executive Session at 7:34 PM to discuss the audit draft and other attorney client privilege matters. The Board exited Executive Session at 8:25 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 8:25 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 8TH
DAY OF October 2024.

, Secretary