



**SMOKY HILL HOMEOWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS**  
**MINUTES OF REGULAR MEETING**  
**August 12, 2025**

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. (HOA) was scheduled for 6:30 PM on August 12, 2025, hosted at the Smoky Hill Clubhouse with the address 5405 S Telluride St, Centennial, CO 80015.

- I. **Roll Call, Call to Order** – Director Johnston called the meeting to order at 6:35 PM. Directors present: Darwin Johnston, Craig Maroney, and Jeff Cox. Directors absent: Anna Rudzinska and Jessica Armendariz. Others present: Kevin Christensen from KC & Associates, LLC, Community Association Manager and homeowners per the sign-in sheet.

A quorum of the Board is present to conduct business of the Association.

II. **Approval of Meeting Minutes**

1. The Board reviewed the July 8, 2025, regular meeting minutes. After review, Director Johnston made a motion to approve the minutes. 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 214 homeowners have not paid their 2025 HOA Assessments. Director Maroney made a motion to approve the financials. Director Cox 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. It was noted 357 courtesy letters were adjusted in the system since the last meeting, which includes new notices, reissuances, and notices being closed out.

V. **Committee Reports**

1. **Architectural Review Committee**
  - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were zero applications in August, one application in July and five applications in June.
2. **Communications** – The website is being updated with new information as it becomes available.
3. **CENCON (Centennial Council of Neighborhoods) Update** – CJ Whelan was not available to provide an update.

VI. **Outstanding Business – Nothing to Come Before the Board**

VII. **New Business**

- A. **Dissolution Documents and Procedure** – The dissolution documents and mail in ballot were not available from Kelly McQueeney. Manager Christensen provided a rough outline on the dissolution process, which also detailed where the Association is as of the meeting.

VIII. **Resident Forum**

1. The homeowners in attendance discussed holding another dumpster day. It was noted that there is a lack of volunteers to hold another dumpster day. A homeowner volunteered to help coordinate a Fall dumpster day after the pool closes.
2. The Board and homeowners discussed the survey results and dissolution quorum requirement on the mail in ballot that will be sent out to the community.

IX. **Executive Session** – No Executive Session was held.

X. **Adjournment** – There being no further business to come before the Board at this time, upon unanimous consent, the meeting was adjourned at 7:25 PM.

Submitted by,  
Kevin Christensen, CMCA, AMS, PCAM  
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 15<sup>th</sup>  
DAY OF September 2025.

J. Coy, Secretary