



**SMOKY HILL HOMEOWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS**  
**MINUTES OF REGULAR MEETING**  
**January 14, 2025**

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. was scheduled for 6:30 PM on January 14, 2025, 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 6:33 PM. Directors present: Jessica Armendariz, Emily Aarestad, Jeff Cox, Craig Maroney and Caryn Winkler. Directors absent None. 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 December 19, 2024, regular meeting minutes. After review, Director Armendariz made a motion to approve the minutes. Director Winkler seconded the motion. The motion passed with a vote of 4-0-1, with Director Aarestad abstaining.
  2. The Board reviewed the December 19, 2024, executive session minutes. After review, Director Armendariz made a motion to approve the minutes. Director Winkler seconded the motion. The motion passed with a vote of 4-0-1, with Director Aarestad abstaining.
- III. Financial Report** – The preliminary December 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.
- 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 ten (10) files in October, three (3) in November, one (1) in December and two (2) in January. Seventeen applications (17) were approved or conditionally approved and two (2) applications were withdrawn.
  2. **Social Committee** – The holiday decorations contest did receive a winner. The Halloween award to 5239 S. Pagosa Street while the holiday decorations aware went to 5169 S. Pitkin Street. It was noted that the old signs for social event will remain the property of the Association. These will not be gifted to other groups in the area. There may be a community garage sale set up in 2025, one or a series of dumpster day rallies, and an ice cream social. It was noted that volunteers are needed to hold these events and solicitations will be sent out regarding obtaining volunteers.
  3. **Communications** – The website is being updated with new information as it becomes available.
  4. **Legal** – The Board discussed four matters. It was determined that a Bylaw Amendment will be obtained to lower the number of directors. The Board approved of asking legal regarding a new fence that was put in place without permission. The Board approved of looking into filing complaints for code violations through the City of Centennial, if legal approves. Then it was noted that new legal counsel will attend the February meeting.
  5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was not available as one was not provided by volunteer Wheelan.
- VI. Outstanding Business – Nothing to Come Before the Board**

**VII. New Business**

- 1. Association Legal Counsel Change** – The Board reviewed a transition in legal counsel from V.F. Law over to Orten, Cavanagh, Holmes and Hunt. After discussion and review, Director Armendariz made a motion to approve the transfer. Director Cox seconded the motion. The motion passed unanimously.
- 2. Engagement Letter** – The Board reviewed an engagement letter from Weidner & Associates for compiling the 2024 taxes. After discussion and review, Director Armendariz made a motion to accept the letter. Director Cox seconded the motion. The motion passed unanimously. The total cost of the engagement is \$340.

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

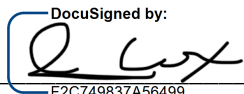
**IX. Executive Session** – The Board entered into Executive Session at 7:12 PM. The Board exited Executive Session at 8:07 PM.

**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 8:07 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 11<sup>th</sup>  
DAY OF FEBRUARY 2025.

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, Secretary