

SMOKY HILL HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
February 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 Tuesday, February 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 Maroney called the meeting to order at 6:30 PM. Directors present: Craig Maroney, Jeff Cox, Jessica Armendariz, Emily Aarestad and Caryn Winkler. Directors absent: None. Others present: Kevin Christensen from KC & Associates, LLC, Community Association Manager and homeowners per the sign-in sheet.

Director Maroney noted that a quorum was present necessary to conduct the business of the Board and the Association.

1. Election of Officer Positions – Director Armendariz made a motion to elect the officer positions as below. Director Maroney seconded the motion.
 - I. President – Jessica Armendariz
 - II. Vice President – Emily Aarestad
 - III. Secretary – Jeff Cox
 - IV. Member at Large – Craig Maroney
 - V. Member At Large – Caryn Winkler

II. **Approval of Meeting Minutes**

1. The Board reviewed the January 9, 2024 meeting minutes. After review, Director Armendariz made a motion to approve the minutes with revisions to the notation on the election of officers and correction on a typo for a pronoun. Director Aarestad seconded the motion. The motion passed unanimously.

- III. **Financial Report** – The November financials were available for review and the rerun December preliminary financials were available for review. The accounts payable are approved in between meetings via the Homeowner Web Portal. The Board discussed the audit approved with Weidner & Associates. Director Armendariz made a motion to amend the audit to include a full 24 months of financials and also have the 2023 taxes completed by Weidner & Associates. Director Winkler 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.

V. **Committee Reports**

1. **Architectural Review Committee**
 - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 9 requests in December, 21 in January and 2 in February as of February 8th.
2. **Social Committee** – There are three social events planned. One is the summer splash event and the second is the Labor Day ice cream social. The third is a holiday parade. The events have been allocated a lower budget than prior events.
3. **Communications** – Director Armendariz noted that there is no major update on the communications.
4. **Legal** – Director Aarestad noted that there were some changes to the social committee charter that are pending with VF Law. There is also a question on the invoice detailing Damien with VF Law attending an HOA meeting.
5. **CENCON Update** – A CENCON update was provided by email.

VI. **Outstanding Business**

1. **Goodwin Update** – Goodwin and Company provided the hard copy files in 14 boxes to KC & Associates via a courier. The Board discussed the status and unanimously agreed to table this item pending the audit results.
2. **Enforcement Policy and Policy Updates** – The Board discussed the fine and covenant enforcement policy. After discussion and review, the Board postponed the item pending further review and potential changes from the state on enforcement of covenants in Colorado.
3. **Social Committee Charter** – The Board discussed the social committee charter. After discussion and review, the Social Committee Charter was tabled pending further review and revision.
4. **HOA Shed** – The Board is looking into obtaining a shed for storage of HOA possessions. Director Armendariz confirmed that a meeting with the Smoky Hill Metropolitan Board is being scheduled to further assess this item and purchase.

VII. New Business

1. **Reserve Account Investment** – The Board discussed a seven-month CD that matured. After discussion and review, Director Armendariz made a motion to approve investing the \$25,000 that matured into a seven-month CD. Director Aarestad seconded the motion.
2. **Dumpster Day** – The dumpster day was discussed. It was noted that there will be need for three-fourths inch plywood for the dumpsters to sit on. Volunteers are needed for the dumpster day.
3. **Summary of Violations** – There were 80 violations issued. It was noted that holiday decoration violations were sent out on the January 31st inspection but there is not a specific rule for holiday decorations at Smoky Hill. These will be closed out and a blast email issued to the community noting the error.
4. **State Farm Insurance Renewal** – The Board reviewed the insurance renewal. After discussion, the Board directed Management to obtain the full policy and send it out to the Board for full review, as the Declarations Summary Pages were all that was provided by State Farm.

VIII. Resident Forum

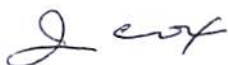
1. A homeowner asked about the pickleball court rules. It was noted that the courts are meant for only Smoky Hill residents and guests. The Metropolitan District can provide more information and confirmation.
2. A homeowner noted that a subcontractor for quantum fiber internet tore up their backyard. After discussion, it was noted to the homeowner that they should contact the company directly to notate the problem.
3. General discussion on utility easements ensued. There is one at least every two lots.
4. There was discussion regarding water turnoffs.
5. A homeowner addressed a violation letter regarding a carport on the side of his home, noting it had been in place for over a year.

IX. Executive Session – The Board entered into Executive Session at 7:49 PM to discuss an account related issue with an individual homeowner and a specific covenant violation. The Board exited Executive Session at 8:45 PM.

X. Adjournment – There being no further business to come before the Board at this time, upon motion duly made by Director Armendariz, seconded by Director Aarestad, and unanimously carried, the meeting was adjourned at 8:45 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 12th DAY OF March 2024.



_____, Secretary