



**SMOKY HILL HOMEOWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS**  
**MINUTES OF REGULAR MEETING**  
**January 9, 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, January 9, 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, Haley Foster, 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.
- II. **Approval of Meeting Minutes**
  1. The Board reviewed the December 12<sup>th</sup> meeting minutes. After review, Director Armendariz made a motion to approve the minutes with a revision for Article III as the 2024 budget was provided by the social committee. Director Winkler seconded the motion. The motion passed unanimously.
- III. **Financial Report** – The December preliminary financials were available for review. The accounts payable are approved in between meetings via the Homeowner Web Portal.
  1. **Ratification of the 2024 Budget** – The 2024 budget was ratified as there was not 51% of the membership in attendance to veto it. Questions were asked and answered regarding the budget.
- 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. **Violations** – There were 161 violations adjusted. There were 88 violations issued and 73 violations closed out while also being issued cure letters.
- V. **Committee Reports**
  1. **Architectural Review Committee**
    - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 27 requests in November, 9 requests in December and 3 in January.
  2. **Social Committee** – Director Foster confirmed that the Winter event was successful. Everything ordered was used by the attendees, which there were 132 attendees. It was noted that a possible event involving training for Narcan usage could be scheduled. The Board declined to approve a Narcan Training Event until it is further researched and discussed. A Valentine's Day event was discussed with a total budget of \$1,200.00. It was noted that any funding for social committee events is on hold until the Social Committee charter is approved.
  3. **Communications** – Director Armendariz noted that there is no major update on the communications.
  4. **Legal** – The HOA Board received three items from VF Law for review. The items were a Social Committee Charter Draft, a Covenant and Rule Enforcement Policy that includes a fine schedule and a letter detailing recommended policy revisions.
  5. **CENCON Update** – It was noted via an email that the next meeting is January 22<sup>nd</sup>.
- VI. **Outstanding Business**
  1. **HOA Fine Policy** – The HOA Board only received the Covenant and Rule Enforcement Policy with a fine schedule earlier in the day on January 9<sup>th</sup>. This item was tabled pending further review.

2. **Signatures for Approved Credit Card for Social Committee** – The HOA Board signed the credit card application so it can be submitted.
3. **Social Committee Charter Discussion** – This item was tabled pending further review and discussion.

**VII. New Business**

1. Daniel Richman Application for HOA Board Appointment – Daniel Richman introduced himself and explained why he would like to join the HOA Board. Director Maroney noted a concern regarding the appointment as he is married to a social committee member. After discussion and review, Director Armendariz made a motion to approve the appointment. Director Foster seconded the motion. The motion did not pass by a vote of 2-4-0, with Directors Maroney, Winkler, Cox, and Aarestad voting against the appointment. Hope Richman voiced objection to the vote.

**VIII. Resident Forum**


1. Carl with the social committee submitted his resignation to the HOA Board.
2. Hope with the social committee submitted her resignation to the HOA Board. Hope requested a refund of the donation she provided to the social committee. It was confirmed this will be processed.
3. Director Foster resigned from the HOA Board.
4. It was noted that there is a violation on the corner of Sedalia and Crestridge.

**IX. Executive Session** – The Board entered into Executive Session at 7:55 PM to discuss attorney client privilege matters. The Board exited Executive Session at 8:13 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 8:13 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 13th DAY OF February 2024.

DocuSigned by:  


\_\_\_\_\_, Secretary

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