

**SMOKY HILL HOMEOWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS**  
**MINUTES OF REGULAR MEETING**  
**June 11, 2024**

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. was scheduled for 6:30 PM on June 11, 2024, 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: Craig Maroney, Jeff Cox, Jessica Armendariz, Elizabeth Miller, and Emily Aarestad. Directors absent: Caryn Winkler. 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 May 14, 2023 regular meeting minutes. After review, Director Armendariz made a motion to approve the minutes with a correction regarding the end of meeting time. Director Aarestad seconded the motion. The motion passed unanimously.
  
- III. **Financial Report** – The May 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. The Board requested an update from Management on contacting the prepaid, credit accounts with balances over \$130.00. Manager Christensen noted that this action item was missed but follow up will occur before the end of the work week. It was noted that tax season ended and the audit should be resuming with Weidner & Associates. Manager Christensen was directed to obtain an update on the audit.
  
- 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. **Summary of Violations** – There were a total of 167 violations either opened, escalated or reopened from May 14<sup>th</sup> to June 7<sup>th</sup>. There were 22 closed out, 110 new violations, 26 escalated violations, 1 reopened and 8 put on hold. Of these adjusted, there were 7 Rubbish and Debris violations, 6 for Vehicles, 6 Fencing, 4 Maintenance, 8 Architectural Application related, 133 Landscaping, and 1 each for Appearance/Unightly, Sports Equipment and Hazardous Materials.
  
- V. **Committee Reports**
  1. **Architectural Review Committee**
    - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 31 in April, 13 in May and 17 as of June 7<sup>th</sup>. Three (3) applications in April and May were withdrawn from the portal. One (1) application was declined in April and one (1) application was declined in June. All others (56) were approved or conditionally approved. The Board discussed the online form for submitting architectural requests. The Board directed Management to contact Smartwebs to have an additional field generated so homeowners can state how they wish to be notified on the decision.
  2. **Social Committee** – The summer splash event was a success. There were 28 sign ups. It was noted that the winners were posted on Facebook. The three age group breakouts worked sufficiently. The Taste of LA Food Truck attended and met their minimum so there was no need to compensate for time. The garage sale banners did get put up but there was not many participants in the community and many owners did not put up additional signage directing individuals to the sales. The yard of the month started up

again. A nomination email will go out to the community requiring a picture of the yard and address. Homeowners need to be current on HOA dues and have no open violations to be eligible for yard of the month. The next social event planned is the ice cream social. More information will be discussed and straightened out in the future as the event date draws closer. It was noted that a potential social idea is to host a pickleball tournament or a pickleball ladder.

3. **Communications** – Director Armendariz noted that the Smoky Hill website needs to be updated with April meeting minutes and May financials. Manager Christensen will provide those to Director Armendariz so it can be updated.
4. **Legal** – Director Aarestad has also been attempting to contact V.F. Law. The current drafts of the policy documents are all in pdf. It is requested that they be sent over in word format as well so the Board can make direct changes. A general update on the new laws affecting HOA's was provided. Director Aarestad reported on the changes in Colorado Law. There were twelve (12) total bills that under consideration affect HOA's. Five (5) passed, six (6) failed and one (1) unsuccessfully passed. A synopsis of the bills was provided and there was an announcement that a Legal Committee is being formed to review and make recommendations regarding the current Governing Documents and policy drafts. This includes HB 24-1233 that requires changes to the Collection of Unpaid Assessments policy as Management will now be required to complete two of the following to notify a homeowner that their account is past due: Text, Call, Email. HB 24-1152 passed which pertains to Accessory Dwelling Units (ADU's). This bill allows ADU's to be built in more jurisdictions that have a population of 1,000 or more but it does allow community associations to impose reasonable rules and regulations on the ADU construction.
5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was provided by C.J Whelan. It was noted that the 18<sup>th</sup> judicial district is splitting into two. The crime overall is down in 2024. The drug crime rate is flat while the overall is down across the board otherwise. The next meeting will be at the Smoky Hill Library. There is a water district program to reduce or eliminate phosphorus in fertilizer. Phosphorus is only truly needed by plants establishing root systems and it is no longer a vital nutrient after that. Free yard signs were available for any interested in promoting this.

## VI. Outstanding Business

1. **Goodwin Update** – Tabled pending the audit results.
2. **Enforcement Policy and Policy Updates** – See Article VI. Section 4 Legal above.
3. **Social Committee Charter** – See Article VI. Section 4 Legal above.
4. **HOA Shed** – The Board voted on the item in between meetings. The vote was 5-1-0, with Director Aarestad voting against approving the lease contract due to concerns on how it was presented to the Smoky Hill Metropolitan District Board; if it is not approved by a vote of the Metro District Board then it is non-enforceable as a contracted agreement. Additional concerns with how the Metro District was conducting business were also noted. Two keys were provided to access the storage space. There is an App required to utilize the keys. Manager Christensen was directed to confirm how the Smoky Hill Metropolitan District is documenting this approval on their end.

## VII. New Business

1. **Coyote Crossing/SEMSWA** – There was discussion regarding the Coyote Crossing and SEMSWA easement access. The condition of the area in regards to landscape maintenance was of concern. Director Aarestad contacted SEMSWA multiple times but received minimal action and response on the concern. The Board authorized a legal opinion on the matter due to the condition of the area that may affect property values, allow for increased pests such as mice and snakes and also concern that it may violate the agreement on this area.
2. **Ratify Decision on Backyard Violation Enforcement** – The Board ratified this decision through general consent. The vote taken in between meetings was unanimous at 6-0-0. The decision made was to not enforce backyards for covenant violations. It was noted that any complaints on backyards need to go to the City of Centennial.
3. **Paint Colors/Swing Sets** – The Architectural Committee and Board discussed the paint colors and how the pre approved colors can be interpreted. It was noted that on some color schemes, the total amount of colors could be very high if a homeowner decided to

do multiple body colors, multiple trim colors and multiple accent colors. This is not the intent of the paint color book and homeowners are supposed to choose only one color for each area. The swing sets were discussed briefly. It was noted that anything not visible from the street and reasonably concealed in a backyard area is not subject to a covenant violation.

4. **Architectural Appeal Email – Awning** – The homeowners attended the meeting to discuss their declined application for an retractable awning on the front of their home. After lengthy discussion and review, the Board unanimously overturned the decision from the committee and approved the awning, with a condition that the awning color matches the house color as close as reasonably possible.

VIII. **Resident Forum**

1. Nothing to Come Before the Board.

- IX. **Executive Session** – The Board entered into Executive Session at 8:12 PM to discuss attorney client privilege and matters pertaining to individual unit. The Board exited Executive Session at 8:29 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 8:29 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 9th DAY OF July 2024.

J. Coy, Secretary