

**SMOKY HILL HOMEOWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS**  
**MINUTES OF REGULAR MEETING**  
**March 12, 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, March 12, 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 6:33 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.
  
- II. **Approval of Meeting Minutes**
  1. The Board reviewed the February 13, 2024 meeting minutes. After review, Director Winkler 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 Armendariz seconded the motion. The motion passed unanimously.
  
- III. **Financial Report** – The December and preliminary January 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 discussed the audit approved with Weidner & Associates. Director Winkler made a motion to approve the December financials subject to any revision recommendations from Weidner & Associates. Director Armendariz seconded the motion. The motion passed unanimously. The Board discussed the upcoming late fees that will be assessed at the end of March and current account status. After discussion and review, Director Armendariz made a motion to approve of late fees for accounts with balance of \$10.00 or more, waiver of assessments owed under \$1.00 and any amounts between \$1.00 and \$9.99 will remain on accounts that are past due. Director Mahoney 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.
  1. **Summary of Violations** – There were a total of 57 violations either opened, escalated or reopened from February 13<sup>th</sup> until March 6<sup>th</sup>. Of these, there were 34 Rubbish and Debris violations, 4 Architectural, 3 Landscaping, 5 Maintenance, 2 Fencing and 9 for Vehicles.
  
- V. **Committee Reports**
  1. **Architectural Review Committee**
    - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 21 requests in January, 8 in February and 2 in March as of March 6<sup>th</sup>. One (1) request was declined, 1 was approved with conditions, 4 were withdrawn and all other requests (31) were approved as submitted. The Board discussed the "on hold" architectural requests. After discussion, the Board directed Management to send the addresses and nature of the architectural applications to them for review.
    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 the Smoky Hill website may be updated with more current financials, meeting minutes and other related documents that are published monthly by Management.
    4. **Legal** – Director Aarestad noted that the current legislative session is over on May 9<sup>th</sup>. There is a strong possibility of a cleanup bill for HB 22-1137, which would require revising

the Collections of Unpaid Assessment Policy and/or the Covenant and Rule Enforcement Policy. The cost to update the current policies with V.F. Law is \$250.00 per policy or \$1,000.00 for all 12 policies. Director Armendariz made a motion to approve drafts of the bylaws and all 12 policies at a total estimated cost of \$1,500.00 . Director Aarestad seconded the motion. The motion passed unanimously.

5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was provided by C.J Whelan. It was noted that the CENCON meetings are normally held on the 4<sup>th</sup> Monday of the month. It was noted that the Sherriff's Office discussed the homeless problems in the City of Centennial at a recent meeting. CENCON met at a YMCA in the previous month and the next meeting is planned out east at the Trials Recreation Center on March 25<sup>th</sup>. The City of Centennial dropped the ongoing discussion of Auxiliary Dwelling Units. The City of Centennial was discussing allowing eight foot fencing.

## VI. Outstanding Business

1. **Goodwin Update** – Tabled pending the audit results.
2. **Enforcement Policy and Policy Updates** – See V. Committee Reports Item D.
3. **Social Committee Charter** – The Board discussed the social committee charter. It was noted the charter is pending further edits and revisions. The social event sponsorship with Ting Internet was discussed and Management was authorized to negotiate with Ting Internet to obtain sponsorship for the May 4<sup>th</sup> Dumpster day event.
4. **HOA Shed** – The Metropolitan District will add an interior door for the shed. The Metropolitan Board of Directors is drafting an agreement for legal review. Director Winkler made a motion to move forward with the HOA Shed. Director Armendariz seconded the motion. The motion passed unanimously.
5. **Dumpster Day** – The dumpster day is scheduled for May 4<sup>th</sup>. Humpty Dump Roll Off & Dumpsters will be providing the dumpsters. Rules and restrictions need to be confirmed prior to the dumpster day. It was noted that past due accounts may not be allowed to dump large items and that there is a limitation of one trip per household. There may be third party scrappers outside of Humpty Dump Roll Off & Dumpsters contacted so the appliances and other special items can be picked up as well.
6. **State Farm Insurance Renewal** – Director Winkler made a motion to approve the renewal at a total cost of \$2,604.00. Director Armendariz seconded the motion. The motion passed unanimously. It was noted that the requested endorsements were not provided to the Board by Management with enough time to review prior to the meeting.

## VII. New Business

1. **2024 Annual Meeting and Call for Board Candidates – Five Positions** – The Board and Management discussed the upcoming April Annual Meeting. It was noted that Director Cox, Director Mahoney and Director Armendariz's terms are expiring. These are two year terms. A total of five positions are available for election with three two-year terms available and two one-year terms available. A call for candidates will be placed by email on March 13<sup>th</sup> and closed on March 19<sup>th</sup>. If there are no more than five candidates then there will be no mail in ballot.
2. **Coyote Crossing Street Light Replacement on Timer** – The Board discussed the Coyote Crossing light not functioning. It was noted that an electrician can inspect the light and repair it. Director Winkler made a motion to approve an electrician examining the light and to make repairs. Director Aarestad seconded the motion. The motion passed unanimously.

## VIII. Resident Forum

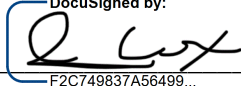
1. A homeowner asked a question regarding the condition of a specific lot in the community and if any covenant violations are active for it.
2. A homeowner noted there is a violation on the corner of Crestline Park, by Crestline Avenue and Prentice Drive, as he believes that this small trash enclosure has not been approved by the committee.

- IX. Executive Session** – The Board entered into Executive Session at 8:30 PM to lot’s general condition and covenant violations on it. The Board exited Executive Session at 8:43 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 8:44 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 12<sup>th</sup> DAY OF March 2024.

DocuSigned by:



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

F2C749837A56499...