



**SMOKY HILL HOMEOWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS**  
**MINUTES OF REGULAR MEETING**  
**May 14, 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, May 14, 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: Jeff Cox, Jessica Armendariz, Elizabeth Miller, Emily Aarestad and Caryn Winkler. Directors absent: Craig Maroney. Others present: Kevin Christensen from KC & Associates, LLC, Community Association Manager and homeowners per the sign-in sheet.
  
- II. **Election of Officers – The officer positions were elected as follows:**
  1. **President – Jessica Armendariz** – Motion made by Director Winkler; motion seconded by Director Aarestad. Unanimously carried unanimously.
  2. **Vice President – Emily Aarestad** – Motion made by Director Armendariz; motion seconded by Director Winkler. Unanimously carried unanimously.
  3. **Secretary – Jeff Cox** – Motion made by Director Armendariz; motion seconded by Director Aarestad. Unanimously carried unanimously.
  4. **Treasurer – Elizabeth Miller** – Motion made by Director Armendariz; motion seconded by Director Winkler. Unanimously carried unanimously.
  5. **Members at Large – Caryn Winkler & Craig Maroney**
    - I. **Committee Appointments:**
  6. **Social Committee – Jessica Armendariz, Emily Aarestad and Elizabeth Miller** – Motion made by Director Aarestad and seconded by Director Winkler. Motion carried unanimously.
  7. **Legal Liaison Committee – Emily Aarestad** – Motion made by Director Winkler; motion seconded by Director Armendariz. Motion carried unanimously.
  8. **Architectural Review & Control Committee – Jeff Cox (Chair), Caryn Winkler and Craig Maroney** – Motion made by Director Winkler; motion was seconded by Director Armendariz. The motion passed unanimously.
  
- III. **Approval of Meeting Minutes**
  1. The Board reviewed the April 9, 2023 regular meeting minutes. After review, Director Winkler made a motion to approve the minutes with a correction regarding the enforcement policy being on hold until the end of the Colorado Legislative Session. Director Armendariz seconded the motion. The motion passed unanimously.
  2. The Board reviewed the April 9, 2023 annual meeting minutes. It was noted that the minutes are not approved until the next annual meeting.
  
- IV. **Financial Report** – The April 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. Director Armendariz made a motion to approve the financials. Director Winkler seconded the motion. The motion passed unanimously. The Board directed Management to provide more information regarding detailing accounts payable expense into the next month's meeting packet. Director Winkler made a motion to have Management contact account holders with credits over \$130 and confirm acceptance of refunds for overpayments. Director Armendariz seconded the motion. The motion passed unanimously.

- V. **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 117 violations either opened, escalated or reopened from April 9<sup>th</sup> to May 14<sup>th</sup>. There were 78 closed out, 27 new violations, 11 escalated violations and 1 put on hold. Of these adjusted, there were 58 Rubbish and Debris violations, 24 for Vehicles, 5 Fencing, 5 Maintenance, 4 Decoration related, 5 Architectural Application related, 4 Landscaping, and 12 for Appearance/Unsanitary. The Board directed Management to start filing violations for significantly damaged siding and/or paint.

VI. **Committee Reports**

1. **Architectural Review Committee**
  - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 28 in March, 31 in April and four (4) as of May 10<sup>th</sup>. Ten (10) applications in March, April and May were withdrawn from the portal. Only one (1) application was declined in April. All others (63) were approved or conditionally approved.
2. **Social Committee** – The dumpster day event was a success. There were 133 total participants that utilized the free removal services. A total of 14 dumpsters were loaded with items and removed. Director Craig and Director Cox assisted Directors Miller and Armendariz throughout the day with the event. The line started as early as 5:30 AM. There are three social events planned. One is the summer splash event for Memorial Day Weekend and the second is the Labor Day ice cream social. The third is a holiday parade. The summer splash event specifics were discussed. It was noted that three age groups were created for the specific events planned for that day. Management and the Board confirmed the splitting of planning responsibilities. The event is scheduled to start at 1:00 PM on Sunday, May 26<sup>th</sup>.
3. **Communications** – Director Armendariz noted that the Smoky Hill website was updated with requested the most updated meeting minutes from Management for the website.
4. **Legal** – The legislation session for 2024 ended at the state capital. V.F. Law will be contacted to provide an update.
5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was provided by C.J Whelan. The field trip is planned for July 22<sup>nd</sup> for a tour of Project Cure. The City of Centennial is having their next meeting on May 20<sup>th</sup> to discuss Auxiliary Dwelling Units (ADU). The state law did pass lower restrictions on ADU's.

VII. **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** – V.F. Law has been provided a copy of the agreement for review. Receipt of this was confirmed. A revised version from V.F. Law is pending.

VIII. **New Business – Nothing to Come Before the Board**

IX. **Resident Forum**

1. A homeowner brought up holiday decoration violations. It was noted that there is nothing specific in the Declarations of Covenants, Conditions and Restrictions or rules about these, but it should be examined upon the next rewrite of either document.

X. **Executive Session** – To Discussion Attorney Client Matters and/or Private Matters Pertaining to Individual Owners

1. Collections Resolution – Director Winkler made a motion to approve the Collections Resolution for account #2335181SQS. Director Armendariz seconded the motion. The motion passed unanimously.

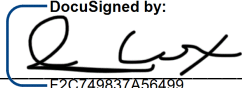
2. Collections Resolution – Director Winkler made a motion to approve the Collections Resolution for account #2335443SQW. Director Armendariz seconded the motion. The motion passed unanimously.

**XI. Adjournment** – There being no further business to come before the Board at this time, upon motion duly made by Director Armendariz, seconded by Director Winkler, and unanimously carried, the meeting was adjourned at 8:52 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 11<sup>th</sup> DAY OF June 2024.

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