

SMOKY HILL HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
April 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, April 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, 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 March 12, 2024 meeting minutes. After review, Director Winkler made a motion to approve the minutes with revisions to the notation on the cost to revise the Association's policies. Director Armendariz seconded the motion. The motion passed unanimously.

- III. **Financial Report** – The February 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.

- 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 52 violations either opened, escalated or reopened from March 13th until April 10th. There were 53 closed out, and 1 put on hold. Of these, there were 75 Rubbish and Debris violations, 14 for Vehicles, 4 Fencing, 5 Maintenance, and 8 Decoration related.

- V. **Committee Reports**
 1. **Architectural Review Committee**
 - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 8 in February, 28 in March and three (3) as of April 5th. Eight (8) applications in March were withdrawn from the portal. Only one (1) application was declined in April. All others (27) were approved or conditionally approved.
 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. More information will be provided once the event dates are closer.
 3. **Communications** – Director Armendariz noted that the Smoky Hill website was updated with more current financials, agendas, meeting minutes and other related documents that are published monthly by Management.
 4. **Legal** – Director Aarestad noted that the flag and sign policy can still be adopted by the Association. There was no time restriction pertaining to adoption. No additional items will be reviewed until after the legislative session is over.
 5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was provided by C.J Whelan via email. He noted the yellow posted highlights were the new informational pieces. The CENCON July meeting details a field trip.

- VI. **Outstanding Business**
 1. **Goodwin Update** – Tabled pending the audit results.
 2. **Enforcement Policy and Policy Updates** – Changes to the enforcement policy and other policies are pending more review that will occur after the legislative session ends.

3. **Social Committee Charter** – The Board noted that the social committee charter is postponed until the next regular meeting.
4. **HOA Shed** – The approval has changed from a shed over to an external garage. The targeted completion date is May 15th.
5. **Dumpster Day** – The dumpster day is scheduled for May 4th. Humpty Dump Roll Off & Dumpsters will be providing the dumpsters. It was confirmed that past due accounts will not be allowed to dump large items and that there is a limitation of one trip per household. A list of the rules and restrictions will be published to the community via blast email. A quote for approximately \$400 was obtained pertaining to signage for this event.

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

VIII. **Resident Forum – Will Be Held at The End of The Annual HOA Meeting**

IX. **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 6:52 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 _____
DAY OF _____ 2024.



_____, Secretary