



**SMOKY HILL HOMEOWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS**  
**MINUTES OF REGULAR MEETING**  
**July 8, 2025**

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. (HOA) was scheduled for 6:30 PM on July 8, 2025, hosted at the Smoky Hill Clubhouse with the address 5405 S Telluride St, Centennial, CO 80015.

- I. Roll Call, Call to Order** – Director Johnston called the meeting to order at 6:30 PM. Directors present: Darwin Johnston, Anna Rudzinska, Jessica Armendariz, and Jeff Cox. Directors absent: Craig Maroney. Others present: Kevin Christensen from KC & Associates, LLC, Community Association Manager and homeowners per the sign-in sheet.

A quorum of the Board is present to conduct business of the Association.

**II. Approval of Meeting Minutes**

1. The Board reviewed the June 10, 2025, regular meeting minutes. After review, Director Cox made a motion to approve the minutes as amended with revisions to the social group statement per Article V, Section #2 of the minutes. The motion passed unanimously.

- III. Financial Report** – The June 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 the postage for the Annual Meeting be billed and booked into the financials as soon as possible. Director Johnston made a motion to approve the financials. 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.

**V. Committee Reports**

**1. Architectural Review Committee**

- I. **Architectural Review Request Summary** – A summary of the architectural files was provided. It was noted that there are not as many applications as in prior months.
2. **Communications** – The website is being updated with new information as it becomes available. Director Armendariz updates the web portal as information is provided to her from Management.
3. **Legal** – No report was provided.
4. **CENCON (Centennial Council of Neighborhoods) Update** – CJ Whelan provided an updated from CENCON. It was noted that CENCON meets on the fourth Monday of every month and the locations rotate areas. There are frequent presentations from the Fire Departments, Police Department and other entities. South Metro Fire is seeking a tax increase for funding purposes. The Annual Field Trip is scheduled for July at the Epic Campus. The City of Centennial election is coming due in 2025. Lastly, it was requested that Smoky Hill pay the Annual CENCON dues.

**VI. Outstanding Business – Nothing to Come Before the Board**

**VII. New Business**

- A. Ratification of Vote on Covenants** – The Board voted in between meetings to move forward with dissolving the Association, by a vote of 4-1-0, with Director Johnston voting nay and all other Directors voting to proceed. This vote was ratified at the meeting unanimously. It was noted that a fourth option per a homeowner was

provided over to Kelly McQueeney for review, but Attorney McQueeney declined to recognize this as an option.

- B. Orten, Cavanagh, Holmes, & Hunt, LLC Proposal** – The Board reviewed a proposal from Kelly McQueeney's firm for moving forward with dissolving the Association at an initial retainer cost of \$8,500. After lengthy discussion and review, Director Armendariz made a motion to approve the proposal. Director Rudzinska seconded the motion. The motion carried with a vote of 3-1-0 with Director Johnston voting nay.
- C. Fourth Option per Homeowner** – Director Johnston made a motion to move forward with further review pertaining to the fourth option offered by a homeowner. The motion failed to carry by a vote of 1-3-0, with Directors Rudzinaska, Armendariz, and Cox voting against this.

**VIII. Resident Forum**

1. A homeowner asked if the Board votes on the way to proceed with the covenants concerns, or if the homeowners do. It was noted the Board votes on the matter but the survey was taken into consideration in this vote.
2. A homeowner asked how many renters are there in the Association. It was noted that there are roughly 15% renters in the community.
3. A homeowner asked how many did not pay their 2025 annual dues. It was noted that 255 homeowners did not pay their dues.
4. A homeowner asked if any title company documents would invalidate the District Court ruling. It was noted this was examined but ultimately the documents do not invalidate the ruling.

**IX. Executive Session** – Executive Session was entered into at 8:02 PM. The general nature of executive session was the open forum discussion and adhering to the conduct of meetings policy. Executive Session was exited at 8:05 PM.

**X. Adjournment** – There being no further business to come before the Board at this time, upon unanimous consent, the meeting was adjourned at 8:05 PM.

Submitted by,  
Kevin Christensen, CMCA, AMS, PCAM  
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 August 2025.

, Secretary