



SMOKY HILL HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
June 10, 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 June 10, 2025, 2025, hosted at the Smoky Hill Clubhouse with the address 5405 S Telluride St, Centennial, CO 80015.

- I. Roll Call, Call to Order** – Director Armendariz called the meeting to order at 6:30 PM. Directors present: Darwin Johnston, Jessica Armendariz, Jeff Cox, and Craig Maroney. Directors absent: Anna Rudzinska. 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 May 13, 2025, regular meeting minutes. After review, Director Armendariz made a motion to approve the minutes as amended. Director Cox 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. It was noted that 221 homeowners have not paid their annual dues for 2025. Management was directed to look into the tree loan provided to a homeowner as well. The Board unanimously approved of purchasing \$50,000 in a three month CD. Director Armendariz made a motion to approve the financials. Director Johnston seconded the motion. The motion pass 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. There were two (2) architectural approvals in January, six (6) in February with seven (7) declined, eight (8) in March, four (4) in April and six (6) in May.
2. **Social Committee** – Director Armendariz noted the social events have been deferred to the social group in the area that is public and hosts events based on donations.
3. **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.
4. **Legal** – No report was provided.
5. **CENCON (Centennial Council of Neighborhoods) Update** – No report was provided.

VI. Outstanding Business – Nothing to Come Before the Board

VII. New Business

1. **Survey Results** – 249 Surveys came back. The survey results were as follows:
 - I. **Option #1 Court Order** – 88 Votes – 35%
 - II. **Option #2 Dissolve the HOA** – 126 Votes – 51%
 - III. **Option #3 Terminate the Covenants and Adopt New Covenants** – 35 Votes – 14%

The Board confirmed that a majority of homeowners feel it acceptable to terminate the covenants with a 43% margin from the next preceding option, which was to obtain a court order. The Board agreed to discuss it further in between meetings and take action in between meetings via email.

VIII. Resident Forum

1. A homeowner noted that he sent an email regarding a fourth option. This option would require payment to a consultant, not an attorney. The Board discussed the idea on the lower cost option proposed by the homeowner. The Board unanimously agreed to send this option to Orton, Cavanaugh, Homes, and Hunt LLC for an opinion on viability.
2. It was noted that the discussions on Nextdoor are not productive. A homeowner noted that the management company is needed.
3. It was noted that the HOA is important for maintaining property values and lots in the subdivision.
4. A homeowner asked what will happen to the Association assets if the HOA dissolves. It was noted this will be worked through legal counsel for distribution.
5. The Coyote Crossing maintenance was discussed. It was noted that SEMSWA is not actively maintaining the area even though there is an agreement that the municipality will maintain it. Homeowners were encouraged to contact SEMSWA directly to request maintenance on the tract of land.

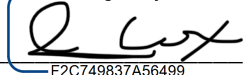
IX. Executive Session – Executive Session was entered into at 7:25 PM. The general nature of executive session was the fourth option per Article VIII, #1 Above, and the survey results. Executive Session was exited at 7:47 PM.

X. Adjournment – There being no further business to come before the Board at this time, upon motion duly made by Director Armendariz, and unanimously carried, the meeting was adjourned at 7:48 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 _____
DAY OF _____ 2025.

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_____, Secretary