

SMOKY HILL HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
October 8, 2024

A regular meeting of the Board of Directors (Board) of the Smoky Hill Homeowners Association, Inc. was scheduled for 6:30 PM on October 8, 2024, hosted at the Smoky Hill Clubhouse with the address 5405 S Telluride St, Aurora, CO 80015.

- I. **Roll Call, Call to Order** – Director Armendariz called the meeting to order at 6:32 PM. Directors present: Jessica Armendariz, Jeff Cox, Emily Aarestad, Craig Maroney 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 September 10, 2024 regular meeting minutes. After review, Director Maroney made a motion to approve the minutes. Director Winkler seconded the motion. The motion passed unanimously.
- III. **Financial Report** – The September 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 accept the financials. Director Winkler seconded the motion. The motion passed unanimously. The Board reviewed a rate sheet from Alliance Association Bank. After discussion and review, the Board unanimously approved of purchasing a three month CD and a six month CD each at a cost of \$25,000.00.
- 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. Manager Christensen was directed to move the HOA items to the Metro District shed that was set up for storage.
- V. **Committee Reports**
 1. **Architectural Review Committee**
 - I. **Architectural Review Request Summary** – A summary of the architectural files was provided. There were 6 files in August, 17 in September and 0 files in October as of the meeting. All applications (23) were approved or conditionally approved.
 2. **Social Committee** – It was noted that an additional dumpster day is approved with Humpty Dumpty Dumpster Rentals. The event is planned for November 2nd, pending on approval of parking lot use via the Metro District. It was noted the rules will be the same as the last dumpster day that includes no appliances, boxes must be broken down, etc. The event will only be from 8:00 AM until Noon however.
 3. **Communications** – It was noted that the website domain were renewed in full for all the Smokyhillhoa domains including .net, .com, etc. Manager Christensen was directed to send out notification regarding the dumpster day event once it is confirmed. The Board discussed the Halloween Yard of the Month. There will be a blast email sent later in the month for the voting after nominations are reviewed.
 4. **Legal** – The Board noted that legal counsel findings will be discussed in executive session.
 5. **CENCON (Centennial Council of Neighborhoods) Update** – A CENCON update was provided through email by C.J Whelan. Key highlights noted that the next meeting will be at the Trails Rec Center on Monday October 28th at 6:45 PM. The guests from the September meeting were State Representatives Chad Clifford and Eliza Hamrick where they discussed state-level legislation around HOA's, property taxes and housing with the meeting attendees. .

VI. Outstanding Business

1. **Goodwin Update** – Postponed.
2. **Enforcement Policy and Policy Updates** – Postponed.
3. **Social Committee Charter** – Postponed.
4. **SEMSWA/Coyote Park** – . It was noted that a bid for the Coyote Park mowing was not obtained. Manager Christensen was directed to follow up with CoCal Landscaping and any other company that will bid the scope of work. Director Cox noted that his landscaping company may be able to bid on the scope of work and it would be further analyzed.
5. **Audit Draft** – The Board discussed the audit. It was noted that more information on the Accounts Receivable write off should be requested from Dale Weidner, CPA. The signing of the Management Representation Letter was tabled pending this information and further detailed review of the audit draft.
6. **2025 Budget** – The Board reviewed the 2025 Budget. The budget details no increase to the annual assessments. After discussion, the Board unanimously tabled a decision on approving the budget draft for implementation until the November meeting.

VII. New Business

1. **Nothing to Come Before the Board**

VIII. Resident Forum – There was nothing to come before the Board.

IX. Executive Session – The Board entered into Executive Session at 7:19 PM to discuss the audit draft and other attorney client privilege matters. The Board exited Executive Session at 7:58 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 7:58 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 10th
DAY OF December 2024.

, Secretary