



**SMOKY HILL HOMEOWNERS ASSOCIATION
2025 ANNUAL MEETING OF MEMBERS
MINUTES
April 8, 2025**

The 2025 Annual Meeting of Members for Smoky Hill Homeowners Association, Inc. was held on Tuesday 8, 2025, at the Smoky Hill Metropolitan District Clubhouse with an address of 5405 S. Telluride Street, Centennial CO 80015.

- I. Roll Call, Determination of Quorum:** The meeting was called to order by Director Armendariz at 6:37 PM. The Bylaws of the Association requires four homeowners to be present for quorum. Management informed the presiding officer that at 6:37 PM twenty-three (23) proxies were received via mail, fax or represented in person.

Directors Present: Craig Marony, Jeff Cox, Jessica Armendariz, Emily Aarestad and Caryn Winkler. Directors Absent: None. Others Present: Members per sign in sheet Kevin of KC & Associates, LLC, Community Association Manager.
- II. Reading (or waiver) of Notice of Meeting:** A copy of the notice was included in the membership packet. Upon motion made, and seconded, and without objection, unanimously carried, the reading of the Notice of Meeting was waived by the membership.
- III. Reading (or waiver) of Minutes of the last Annual Meeting of Members:** A copy of the annual meeting minutes was included in the membership packet. Upon motion made, seconded and without objection, unanimously carried the reading of the 2024 Annual Meeting Minutes was waived by the membership.
- IV. Election of Directors –** There were three Board of Director positions open for election. Directors Emily Aarestad and Caryn Winkler are not running for reelection and there is one open position that is vacant.
 - A. Introduction of Candidates –** Darwin Johnston, Anna Rudzinska and Amanda Khmara nominated themselves from the floor.
 - B. Election by Secret Ballot or Accumulation –** Charles Wheelan made a motion to vote by accumulation. The motion was seconded. The motion passed unanimously. The membership voted unanimously to elect Darwin Johnston, Amanda Khmara and Anna Rudzinska to the Board. Elizabeth Miller's term will be a one year term while all others will be two year terms.
- V. Financial Report**
 - A. Balance Sheet & Income Statement –** Manager Christensen presented information regarding the financial report including the December 31, 2024, Balance Sheet and Income Statement and 2024 budget vs. actual year to date were reviewed. After discussion and review, the membership accepted the unaudited financials as presented by general consent.
- VI. Discussion / Open Forum**
 - A.** It was noted that the attorney for the Association is not present.
 - B.** A homeowner noted that positivity is needed regardless of the option chosen on the covenants legal concern.
 - C.** The enforceability of covenants was discussed.
 - D.** A homeowner asked how many homeowners have not paid their 2025 HOA Dues. It was noted that approximately 244 homeowners have not paid.

- E. A homeowner asked how much it would cost to implement new Declarations of Covenants, Conditions and Restrictions. This is unknown.
- F. Manager Christensen summarized the most recent Covenant inspection involving courtesy notices only.
- G. The possibility of the Association being sued was discussed. It was noted that there is insurance coverage for the Board.
- H. A homeowner thanked the Board of Directors expressly for all the hard work and for continuing to serve despite the mounting concerns on the District Court Ruling.
- I. It was noted that The City of Centennial does take anonymous complaints and acts upon them in a timely manner.
- J. A homeowner asked how many rental homes are in the community. It was noted that there are 143 rental homes.
- K. A homeowner had a question on fencing. It was noted that the shared fencing along Smoky Hill Road is between the homeowners and Metro District.
- L. A homeowner asked on a new fence being put up in the front yard of Waco Street. It was noted that the Board is aware of this fence.
- M. A homeowner asked on if there are any grants available for landscaping. It was noted that the water district, City of Centennial and other municipalities offer these grants.

VII. Closing remarks - Everyone was thanked for their attendance and wished a safe evening.

VIII. Adjournment: There being no further business before the membership, upon motioned made by Charles Wheelan, seconded by Craig Maroney and duly carried, the meeting was adjourned at 7:33 PM.

Submitted by:
Kevin Christensen, CMCA, AMS, PCAM
Community Association Manager

**THE FOREGOING IS THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON
THE DATE ABOVE AND WERE APPROVED BY THE BOARD ON THIS _____ DAY OF
_____ 2025.**

Secretary