



SMOKY HILL HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS
MINUTES OF REGULAR MEETING
May 13, 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 May 13, 2025, 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 6:30 PM. Directors present: Darwin Johnston, Jessica Armendariz, Jeff Cox, Craig Maroney and Anna Rudzinska. Directors absent: None, All Present. 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 March 11, 2025, regular meeting minutes. After review, Director Armendariz made a motion to approve the minutes as amended. Director Maroney seconded the motion. The motion passed unanimously.
2. The Board reviewed the March 11, 2025, executive meeting minutes. After review, Director Armendariz made a motion to approve the minutes as amended. Director Maroney seconded the motion. The motion passed unanimously.
3. The Board reviewed the March 19, 2025, executive meeting minutes. After review, Director Armendariz made a motion to approve the minutes as amended. Director Maroney seconded the motion. The motion passed unanimously.
4. The Board reviewed the April 8, 2025, annual meeting minutes. After review, Director Armendariz made a motion to approve posting the drafted minutes as provided. Director Maroney seconded the motion. The motion passed unanimously.
5. The Board reviewed the April 8, 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 April 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 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 and four (4) in April.
2. **Social Committee** – Director Armendariz noted the social events have been deferred to the Facebook 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. **Ratify Survey Sent to Community** – The Board reviewed the survey approved in between meetings that was mailed to the community. Director Armendariz made a motion to ratify the decision to mail the survey. Director Johnston seconded the motion. The motion passed unanimously.

VIII. Resident Forum

1. A homeowner commented that they think the HOA is needed.
2. A homeowner asked how would a Quiet Title Action bring the concern with the covenants up to the district court level.
3. A homeowner asked if the HOA can continue afterward. It was noted that yes, there could be a voluntary or mandatory HOA established if the current mandatory HOA dissolves.
4. A homeowner commented that the homeowner web portal and the Smokyhillhoa.net website is not updated with the most recent approved minutes.
5. A homeowner asked if they should still file an architectural request. It was noted that yes, architectural requests are still requested in the community. These can be filed online at Smokyhillhoa.net.
6. A homeowner asked why the Association could not continue operating with “business as usual” as a fourth option. It was noted there is a high legal liability risk to do this.
7. A homeowner noted a concern regarding a recent set of garden boxes approved by the HOA for a front yard. It was noted that there are state law mandates on allowing xeriscape gardens in front yards.
8. A homeowner asked if violation notices are still being filed. It was noted that courtesy notices are the only notices being filed.
9. A homeowner noted their concern on opting into a new HOA being required as not all owners will opt into a new HOA if that option is pushed forward.
10. A homeowner asked what is the difference between the HOA and the Covenants. It was noted that the HOA is the corporate entity and the Covenants are the contracted agreement that all members are bound to in addition to the Articles of Incorporation and Bylaws.
11. A homeowner asked how much funding would be required for a quiet title action. It was noted that an initial special assessment would be needed but there is not an exact amount for this without engagement of a law firm for this action.
12. A homeowner commented that the HOA started in 1978 as a voluntary HOA then was turned into a mandatory HOA by a simple majority vote.

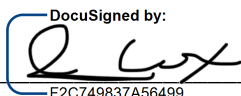
IX. Executive Session – No Executive Session Held.

- 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 7:50 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.

DocuSigned by:



F2C749837A56499...

_____, Secretary