

Smoky Hill Homeowners Association
Board of Directors Monthly Meeting
October 9, 2007

Board Members Present: C. J. Whelan, Sharron Metz Jerry Marshall, John Vogt, Aubrey Fryday and Caryn Winkler

Smoky Hill HOA Agent: Don LaBrot, Centennial Property Services

Attendance: Doug Barnes
Jan Hummel
James Patton
Rodger Robertson
Steve Pulford

Homeowner's Forum

- Mr. Barnes discussed his covenant violation status and issues with the Board. He claimed that he was never in violation of the HOA's 48-hour rule for parking boats/RV's on the property. HE CLAIMED that he had never received the 15 violation notices that had been sent to him over the past 5 years. C.J. offered to compromise with Mr. Barnes over legal fees owed to the Association. Mr. Barnes refused to compromise and stated that the matter needed to be settled in court. C.J. Was going to discuss the matter with the Association's legal counsel and try to accommodate Mr. Barnes request for court resolution.
- Mr. Patton had attended the September, 2007 Board meeting, at which time the Board agreed to waive \$792.36 in legal fees, leaving a balance due of \$288.50 on Mr. Patton's account. Mr. Patton offered to pay half the amount due not later than 4/10/08 and the final balance not later than 10/10/08. Jerry Marshall moved to accept the payment plan and advised Mr. Patton that if due dates were not met; the entire amount of \$1,086.86 would become due. Motion was seconded and approved.
- Mr. Robertson discussed the need for a stop sign at the intersection of S. Telluride and E. Belleview. C. J. encouraged Mr. Roberts to attend the next evenings Board of Boards meeting to discuss with City of Centennial representatives.

General Session

- Called to order at 8:10 P.M. by C.J. Whelan
- Steve Pulford of Metro Districts stated that new carpet and tile for the Metro clubhouse had been selected and would be installed not later than 10/15/07. He also stated that the Metro District's irrigation system would be blown out on 11/5 through 11/7/07.
- John Vogt motioned to approve the minutes from the September 10, 2007 Board meeting. Motion was seconded and approved by all except Jerry Marshall who abstained, as he was not in attendance at the meeting.
- Centennial Property Services (CPS) presented the Associations current financial reports. The Balance sheet and Budget v. Actual reports, ending 9/30/07. Caryn Winkler made a motion to approve the financial reports (subject to audit). Motion was seconded and approved. The reports are available on the HOA's website at www.smokyhillhoa.net.
- Following discussion, John Vogt motioned to pay bills for the month of September. Motion was seconded and approved.
- CPS presented their Covenant Enforcement activity report for the month of September 2007.
- Jerry Marshall presented new information concerning the property located at Smoky Hill Road and South Richfield Street. The issue, though to be impossible earlier because of government "red-tape" now has a chance of being accomplished. The owner of the property wants to deed a portion to the Smoky Hill Homeowners Association. The owner will be presenting her proposal to the City of Centennial, City

Planning department in the near future. If approved, the HOA will then own a small parcel of land at that corner. C. J. thought the entire transaction may cost the HOA \$15,000 in legal fees, surveys, and permits.

- Caryn Winkler presented the status of the legal report from Attorney James Wilder. Each owner's status was discussed at length.
- Sharon Metz made a motion to adjourn the meeting. Motion was seconded and approved by all. The meeting adjourned at 10:15 P.M.
- A follow-on meeting was held to discuss several changes to the procedures being followed by Centennial Property Services for the Smoky Hill Homeowners Association. Those changes are contained in an email sent by C. J. Whelan to CPS and all Board members. The email is attached to these minutes for reference. Centennial Property Services will review all requests and respond back to the Board by the next meeting in November 2007.