

Smoky Hill Homeowners Association
Board of Directors Monthly Meeting
November 13, 2007

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

Smoky Hill HOA Agent: Don LaBrot, Centennial Property Services

Attendance: Jan Hummel
Steve Pulford
Arapahoe County Sheriff's Deputy Sergeant Cleveland

Homeowner's Forum

- Sheriff's Sergeant Cleveland cautioned all about starting autos to warm them up in winter. High number of easy car thefts from already running vehicles. Also close all garage doors always. Sgt. Cleveland gave Sheriffs tips concerning the Holiday season that will be posted on the Association's web site.

General Session

- Called to order at 7:15 P.M. by C.J. Whelan
- Steve Pulford of Metro District reported on new improvements in the clubhouse, and projects planned over the winter and for early spring.
- C.J. Whelan read resignation e-mail from Board Member Aubrey Fryday. Jerry Marshall moved to accept resignation. Motion seconded and approved by all.
- John Vogt motioned to approve the minutes from the October 9, 2007 Board meeting. Motion was seconded and approved by all.
- Centennial Property Services (CPS) presented the Associations current financial reports; The Balance sheet and Budget v. Actual reports, ending 10/31/07. Jerry Marshall 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.
- Jerry Marshall motioned to pay Association bills that are currently due. Motion was seconded and approved.
- CPS presented their Covenant Enforcement activity report for the month of October 2007.
- Jerry Marshall reported approval of one Architectural Change request during October, 2007.
- Jerry Marshall updated the Board on the status of land acquisition at the intersection of Richfield and Smoky Hill Road. The owner of the property wants to deed a portion to the Smoky Hill Homeowners Association. Efforts are ongoing with the owner and the City of Centennial. C.J., Jerry and John Vogt will meet with the homeowner to assist in preparation of the required city paperwork. A preliminary survey will probably be needed, at a cost of approximately \$2000.
- C.J. reported that he had talked with IREA, who has agreed to replace many street lights in the Smoky Hill community.
- Invoices for 2008 HOA dues will be mailed to all owners in late December, 2007.
- A quarterly newsletter will be mailed in January, 2008.
- The 2008 HOA budget was discussed at length. Jerry Marshall motioned to increase annual dues by \$2.00 to a total of \$57.00 for 2008. The final budget was determined so that expenses will not exceed income. A copy of the 2008 entire budget will be uploaded to the Association's website.
- The Board conducted extensive discussion of a possible clarification of the Covenants 48 hour rule. Jerry Marshall motioned that the existing clarification, adopted in 2004, is adequate to clarify what 48 hours means, and no further clarification is needed at this time. The motion was seconded and approved by all.
- The Board discussed the proposal for additional services that had been prepared by Centennial Property Services, dated November 7, 2007. The Board directed CPS to begin points 1, 3, and 6 of the proposal.

CPS was further directed to begin putting the database together to allow implementation of item 2 of the proposal. Further discussion will be held in December, 2007 to better define desired reports.

- Sharon Metz made a motion to adjourn the meeting. Motion was seconded and approved by all. The meeting adjourned at 10:10 P.M.