

**Smoky Hill Homeowners Association**  
**Board of Directors Monthly Meeting**  
January 8, 2008

**Board Members Present:** C. J. Whelan, Caryn Winkler, Jerry Marshall, Sharron Metz, Rodger Robertson and John Vogt

**Smoky Hill HOA Agent:** Don and Carol LaBrot, Centennial Property Services, Inc.

**Attendance:** Jan Hummel

**Homeowner's Forum**

**General Session**

- Called to order at 7:04 P.M. by C.J. Whelan
- Jerry Marshall made a motion to approve the minutes of the December meeting (as amended). This motion was seconded and approved.
- Metro District report for month of December can be reviewed at their website.
- Centennial Property Services (CPS) presented the Associations current financial reports; The Balance sheet and Budget v. Actual reports, ending 12/31/07. 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](http://www.smokyhillhoa.net).
- Jerry Marshall motioned to pay Association bills totaling \$6,779.42. (See website for details). Motion was seconded and approved.
- CPS presented their Covenant Enforcement activity report for the month of December 2007.
- Jerry Marshall reported on requests during December 2007.
- Caryn Winkler discussed legal billing and active case status.
- Caryn Winkler made a motion to have CPS send "notice of intent to file lien" to all homeowners whose balance is more than \$200. If these homeowners do not respond within 30 days liens will be placed on these properties. Motion was seconded and approved.
- Jerry Marshall made a motion to approve payment of \$50 for a seminar on "information regarding the new foreclosure requirements related to HOAs". This money will be used for all members of the Board who wish to attend. Motion was seconded and approved.
- JohnVogt made a motion to adjourn the meeting. Motion was seconded and approved by all. The meeting adjourned at 8:25 P.M.