

Smoky Hill Homeowners Association
Board of Directors Monthly Meeting
August 12, 2008

Board Members Present: C. J. Whelan, Jerry Marshall, Rodger Robertson, Dave Bednarz, John Vogt and Caryn Winkler

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

Attendance: Sign in sheet available upon request

C.J. Whelan called monthly SHHOA meeting to order at 7:06PM.

Homeowner's Forum Sign in sheet available upon request. Carla Martin asked the Board of Directors to review the legal charges on her account. They will discuss this and give her an answer at the next monthly HOA meeting.

General Session

- Jerry Marshall made a motion to approve the minutes from July 2008 Board meeting. Motion was seconded and approved. John Vogt abstained.
- Steve Pulford representing Metro District reported for month of July. This report can be reviewed at their website.
- Following lengthy discussion John Vogt made a motion to remove Michaela Hinderman from the Board of Directors, in accordance with Article 5 Section 3 of the SHHOA bylaws. Motion was seconded and approved.
- Rodger Robertson made motion to establish the SHHOA Community Event Committee. Motion was seconded and approved. Andrea Ochat will chair this committee.
- Rodger Robertson made a motion to appoint Andrea Ochat to the current BOD, for the term ending April 2010. Motion was seconded and approved.
- Jerry Marshall made a motion to approve payment for 10 more Ice Cream social signs. Motion was seconded and approved.
- Centennial Property Services (CPS) presented the Associations current financial reports: The Balance sheet and Budget v. Actual reports, ending 7/31/08. Caryn Winkler made a motion to approve the financial reports (subject to audit). Motion was seconded and approved. The financial reports are available on the HOA's website at www.smokyhillhoa.net.
- Jerry Marshall motioned to pay Association bills totaling \$8898.88. Motion was seconded and approved.
- CPS presented their Covenant Enforcement activity report for the month of July 2008.
- Jerry Marshall reported on ARC requests during July 2008.
- Rodger Robertson made a motion to adjourn the meeting. Motion was seconded and approved by all.
- The meeting adjourned at 9:25PM

Executive Session 8-12-08

Began at 9:25 P.M.

Following lengthy discussion among the Board of Directors, the following motions were made.

1. Caryn Winkler made a motion to **not** waive any late fees on the Gillespie account. Motion was seconded and approved by all.
2. Caryn Winkler made a motion to place a lien on the Wadeleigh property. Motion was seconded and approved by all.
3. Caryn Winkler made a motion to **not** accept the proposed payment of \$750 on the Prilika property. Mr. Wilder the attorney for the HOA will notify Mr. Prilika that no negotiation will be discussed until the property is in compliance with the HOA covenants. Motion was seconded and approved by all.
4. Caryn Winkler made a motion to instruct Mr. Wilder to continue legal action on the Grisby property and instructed CPS to place a lien on this property. Motion was seconded and approved by all.

Rodger Robertson made a motion to adjourn the meeting. Motion was seconded and approved by all.
The meeting adjourned at 10:22PM