

**Smoky Hill Homeowners Association**  
**Board of Directors Monthly Meeting**  
September 9, 2008

**Board Members Present:** C. J. Whelan, Jerry Marshall, Rodger Robertson, Dave Bednarz, Andrea Ochat, 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 7:00 P.M.

**Homeowner's Forum** Sign in sheet available upon request. Ms. Kijana Bullock representing Ms. Doyle **5279 Pagosa Way** asked the Board of Directors to review the legal charges on her account. They will discuss this matter and give her an answer at the next monthly HOA meeting.

John Vogt made a motion to waive all but \$187.50 of the legal fees on Ms. Carla Martin's HOA account. Motion was seconded and approved.

**General Session**

- Jerry Marshall made a motion to approve the minutes from August 2008 Board meeting as amended. Motion was seconded and approved.
- Steve Pulford representing Metro District reported for month of July. This report can be reviewed at their website.
- The Board discussed the need to submit Request for Proposal to requests to potential management companies as CPS contract expires December 31, 2008. Dave Bednarz, Andrea Ochat, and Caryn Winkler will be responsible for organizing the proposals and presenting them to the Board. The Board will meet at 6:30PM on November 3, 2008 to discuss and interview candidates'.
- Centennial Property Services (CPS) presented the Associations current financial reports: The Balance sheet and Budget v. Actual reports, ending 8/31/08. 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](http://www.smokyhillhoa.net).
- Jerry Marshall motioned to pay Association bills totaling \$8,162.70. Motion was seconded and approved.
- CPS presented their Covenant Enforcement activity report for the month of August 2008.
- Jerry Marshall reported on ARC requests during August 2008.
- Rodger Robertson made a motion to accept the changes in the ARC rewrite of the ARC guidelines. Motion was seconded and approved.
- Caryn Winkler made a motion to fund the Community Events Committee with an amount of \$600 for use until December 31, 2008. Motion was seconded and approved.
- The following houses were recognized by the Community Events Committee as yard of the month for the outstanding quality of their yards. 17998 E Berry Drive, 5189 S Sedalia Ct, 17414 E Crestline Ave and 5179 S Pitkin St as an alternate.
- Rodger Robertson made a motion to adjourn the meeting. Motion was seconded and approved by all.
- The meeting adjourned at 9:25PM