

Smoky Hill Homeowners Association
Board of Directors Monthly Meeting
October 14, 2008

Board Members Present: C. J. Whelan, 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 7:03P.M.

Homeowner's Forum Sign in sheet available upon request

Shawn and Jennifer Kniepert 17991 E Belleview discussed the covenant violation letters they had received regarding the 4 business vans that are parked at their home. The Board agreed to suspend any further action until December 1, 2008. The Kniepert's agreed to update the board on the status of the vans.

Jennifer and Micheal Sterner 5575 So Quintero Way discussed the legal fees on their account regarding the pop-up camper stored on their property. The Board agreed to do further research and have an answer for them at the next Board meeting.

General Session

- John Vogt made a motion to approve the minutes from September 2008 Board meeting as amended. Motion was seconded and approved. CJ Whelan abstained.
- Centennial Property Services (CPS) presented the Associations current financial reports: The Balance sheet and Budget v. Actual reports, ending 9/30/08. Rodger Robertson 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.
- Rodger Robertson motioned to pay Association bills totaling \$7,595.92 Motion was seconded and approved.
- CPS presented their Covenant Enforcement activity report for the month of September 2008.
- Andrea Ochat submitted her resignation from the Board of Directors.
- John Vogt will replace Andrea on the Property Management Contract Bid committee
- Andrea Ochat will remain as chairman of the New Community Committee. The other members are Dina Robertson and Mr. and Mrs. Raulu Espino
- The Board decided to start the monthly meetings at 6:00 PM rather than & 7:00 PM
- Following lengthy discussion among the Board of Directors, the following motions were made.
 1. Caryn Winkler made a motion to **approve spending of up to \$7,000 for Covenant Community signs.** CJ Whelan will order the signs and secure the permits as needed. Motion was seconded and approved.
 2. John Vogt made a motion **to approve payment of up to \$200 for the Blast Email for Smoky Hill Homeowners Association.** Motion was seconded and approved.
 - Rodger Robertson made a motion to adjourn the meeting. Motion was seconded and approved by all.
 - The meeting adjourned at 9:25PM

Executive Session 10-14-08

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 contact Mr. Wilder the attorney for the HOA and request that he **proceed with legal action against Mr. Peterson (18165 E Belleview)**. Motion was seconded and approved by all.
2. Caryn Winkler made a motion to **proceed with a judicial foreclosure on the property of Mr. Charles Park (17105 E Berry Pl)**. Motion was seconded and approved by all.
3. Caryn Winkler made a motion to contact Mr. Wilder the attorney for the HOA and request that he **proceed with legal action against Mr. Harris**. 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 10:30 P.M.