

**Smoky Hill Homeowners Association**  
**Board of Directors Monthly Meeting**  
November 11, 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 6:08P.M.

**General Session**

- John Vogt made a motion to approve the minutes from October 2008 Board meeting as amended. Motion was seconded and approved. Jerry Marshall abstained.
- Centennial Property Services (CPS) presented the Associations current financial reports: The Balance sheet and Budget v. Actual reports, ending 10/31/08. 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](http://www.smokyhillhoa.net).
- Rodger Robertson motioned to pay Association bills totaling \$7455.81. Motion was seconded and approved.
- CPS presented their Covenant Enforcement activity report for the month of October 2008.
- Caryn Winkler made a motion to approve a contract with CPS for the period starting January 2009 and ending December 2011. (The complete interview process details and all information from these reviews will be included with these minutes). Motion was seconded and approved. Rodger Robertson abstained because he was unavailable during the review process.

The following items were discussed and decided

1. John Vogt discussed Susie Roberts request for assistance in renovating her corner. He will follow up with asking for specific plans.
2. The Board discussed the upcoming 2009 budget. John will meet with CPS on Saturday 11/16 to draft a preliminary budget. The Board consensus was to not raise dues.
3. The Board discussed that the budget include a line item to be used discretionary community projects during the upcoming year.
4. CJ discussed the rewrite of the By-laws specifically the discrepancy regarding between the two copies of the By-laws. This will be addressed with the completion of the final approved version.
5. The discussion about possible format changes for the meeting, and subsequent instruction of the Board to ask homeowners to schedule time with Caryn for their forum to dispute any issues. The times will be by appointment for each individual homeowner issue. A decision will be given to them at a later date. All other homeowners will be able to address issues at 7 PM.
6. CJ Whelan's presentation of activities supporting the transfer of property from the Metro District to SSHOA alternatively referred to as "the wedge or "treasure island" and the instruction of the Board for Steve Pulford to prepare a cost estimate for annual maintance of said wedge.

**Homeowner's Forum** Sign in sheet available upon request

Steve Pulford presented information from the Metro District for the month of October. Please check Metro District website for details.

Mr. Eric Stott (5274 S Zeno Way) asked the Board to review the legal fees assessed to his account. Following discussion Caryn Winkler made a motion to accept **\$174** as total payment of his account. Motion was seconded and approved. Mr. Stott then gave the board a check for this amount.

## **Executive Session 11-12-08**

Began at 8:25 PM

Following lengthy discussion among the Board of Directors, the following motion w made.

1. Caryn Winkler made a motion to adjust the balance of the account of Mr. & Mrs. Sterner to \$195. (This amount was determined upon review of all records. The certified letter sent to them was unclaimed but the same letter sent via USPS was not returned.) Motion was seconded and approved. CPS will send a letter regarding the results of the Board decision.

Rodger Robertson made a motion to adjourn the meeting. Motion was seconded and approved by all. The meeting adjourned at 9:05 PM.