

# Board of Directors Monthly Meeting

## September 8, 2009

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

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

**Attendance:** Sign in sheet is available upon request

C.J. Whelan called the monthly SHHOA meeting to order at 6:33 P.M.

### **General Session**

- Caryn Winkler made a motion to approve the minutes from the August 2009 Board meeting. Motion was seconded and approved. Rodger Robertson and C.J. Whelan abstained for the vote as they were not present at the meeting.
- Jerry Marshall motioned to pay Association bills totaling \$12,364.2. Motion was seconded and approved. The financial reports are available on the HOA's website at [www.smokyhillhoa.net](http://www.smokyhillhoa.net).
- Centennial Property Services (CPS) presented the Association's current financial reports: The Balance Sheet and Budget v Actual reports, ending 8/31/09. Dave Bednarz 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 reported on the monthly activities of the **ARC**. Jerry also asked that another Board member take over responsibility as the Chairman of the ARC. Jerry has performed this duty for several years, and would like for someone else to coordinate the effort. Jerry was thanked by all other Board members for his years of hard work in this position. Following discussion among the Board members, C.J. Whelan appointed John Vogt as Chairman of the ARC.
- Caryn Winkler noted that there is marginal cellular phone service in many areas of the Smoky Hill neighborhood. Caryn volunteered to discuss the service with cell phone providers to hopefully improve service. Addition of a new cell phone transmission tower somewhere in the neighborhood may improve the service. Caryn will research and report back to the Board at their October monthly meeting.
- C. J. will contact Board Member and Community Events Committee chairperson Chris Page to determine her continued interest in heading this Committee. The Board discussed contests for Halloween decorations and Holiday lighting later in 2009. Rodger Robertson volunteered to head this activity for the October and December, 2009.
- The annual Board of Boards was briefly discussed. C.J. Whelan and Dave Bednarz are coordinating, and all plans seem to be in place. The meeting will be on 10/14/09 at the Clubhouse.
- C.J. Whelan requested that the treasurer, John Vogt, begin preparation of the 2010 budget for presentation and discussion by the entire Board at the October, 2009 meeting.
- Mr. Arvis Hadley of 5181 S. Quintero Street was in attendance and discussed his property issues with the Board. C. J. Whelan requested that Centennial Property Services create a complete list of all covenant violations at the property so that Mr. Hadley could develop a correction plan with appropriate suspense dates.

- The Board noted the apparent success of the Labor Day Ice Cream Social. Approximately 600 residents attended. John Vogt was thanked by the Board for planning and coordination efforts.
- CPS was directed to order five replacement signs for those lost during the Ice Cream Social. CPS will also order ten signs to advertise the annual Dumpster Day event(s).

The meeting adjourned at 8:11PM.