

# Board of Directors Monthly Meeting

Dec 8, 2009

**Board Members Present:** C. J. Whelan, Jerry Marshall, Caryn Winkler, Dave Bednarz (late, approx 8pm) and Rodger Robertson. Absent: John Vogt (excused)

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

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

C.J. Whelan called the monthly SHHOA meeting to order at 6:37 P.M.

## **General Session**

- Caryn Winkler made a motion to approve the minutes from the November 2009 Board meeting. Motion was seconded and approved
- Centennial Property Services (CPS) presented the Associations current financial reports: The Balance Sheet and Budget v. Actual reports, ending 11/30/09 were discussed. 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 \$8034.11 Motion was seconded and approved.

**The Community Events Committee** Shellie Allen reported on the monthly progress of the committee.

Jerry Marshall made a motion to give Steve Pulford a gift certificate for \$50 for his cooperation with the HOA. He was named the SHHOA Community Events Committee Man of the Year. Motion was seconded and approved by all.

## **Calendar**

The following dates were set for SHHOA events in 2010

1. April 13 - SHHOA Board Elections - CPS
2. May 15 - Dumpster Day - Jerry Marshall and Rodger Robertson
3. September 6 - Ice Cream Social – John Vogt
4. October 2 – Fall Dumpster Day - Jerry Marshall and Rodger Robertson
5. October 13 – Board of Boards – C J Whelan

Caryn Winkler will have these dates approved by Metro District.

## **Homeowners Forum**

Todd Gunning (17139 E Progress Cir) discussed the billing charges related to covenant violations on his property. He asked the Board for a reduction in fees. Rodger Robertson made a motion to reduce his current balance to \$261.50. This amount must be paid in full by March 31 2010. Motion was seconded and approved by all. The basis of this decision was that the \$261.50 amount was Mr. Gunning's account at the time his covenant violation(s) had been corrected, and additional legal fees from that point may have been a result of some miscommunications on the HOA's behalf.

Mr. Rodger Wadleigh presented information he wanted considered regarding his legal status with the SHHOA. A meeting with Mr. Wadleigh, members of the SHHOA Board of Directors, and Mr. Wilder (the HOA's lawyer) will be set up within the next two weeks.

Caryn Winkler made a motion to adjourn the meeting. Motion was seconded and approved by all. The meeting adjourned at 8:25 PM.