

**Smoky Hill Homeowners Association**  
**Board of Directors Monthly Meeting**  
January 13,2009

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

**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 6:40P.M.

**General Session**

- Jerry Marshall made a motion to approve the minutes from December 2008 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 12/31/08. Jerry Marshall 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 \$11,714.71. Motion was seconded and approved.
- CPS presented their Covenant Enforcement activity report for the month of December2008.
- Jerry Marshall made a motion to approve the appointment of Chris Page as the chairman of the New Community Committee. Motion was seconded and approved.
- Rodger Robertson motioned to approve payment for the purchase 21 (\$25) gift cards from Lowes and/or Home Depot to be used for the Monthly Home of the Monthly prizes. 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 8:45 PM.

Executive session will follow.

Executive session started at 8:45pm

Following lengthy discussion the board advised James Wilder Esq. to proceed on the following matters

1. Maribella (17277 E Progress) continue with the receivership (receiver will continue to solicit bids for painting of the house)
2. Harris (5371 So Pagosa) Caryn Winkler will discuss the use of receivership vs. judicial foreclosure with Mr. Wilder. She will notify the board of information via e-mail.
3. Park (17105 E Berry Pl) ) Caryn Winkler will discuss options available with Mr. Wilder. She will notify the board of information via e-mail.
4. Grove no further action at this time.

Rodger Robertson made a motion to adjourn the meeting. Motion was seconded and approved by all. The meeting adjourned at 9:30 PM.

I didn't put this in the minutes because the date might change

The 2009 Calendar was discussed the following dates and Board members heading each event was proposed

1. Annual SHHOA meeting April 14<sup>th</sup> 6:30 pm (all board members)
2. Dumpster Day May 16<sup>th</sup> 7:00 to ? (Jerry Marshall)
3. Board "ride along" April 23<sup>rd</sup> 4:00pm (CPS)
4. Annual Ice Cream Social Sept 7th 1:00 to 3:00pm (John Vogt)
5. Board of Boards October 14<sup>th</sup> 7:00pm (CJ)

**Things to do.** I didn't do this in a formal manner hope this ok. If not please let me know

Don –update website with 2009 budget and new mtg start time- send Grove file to James and CJ and most recent letter to Jerry-Check number of hits to website

CJ-contact James for meeting in February-write introduction to blast "emailers"

Rodger –introduce Chris Page to Andrea and coordinate change as necessary.

Caryn- revise bylaws as recommended by James-talk with James re exe session questions

Jerry- contact Metro regarding may 16<sup>th</sup> for dumpster and sept 7<sup>th</sup> for ice cream social –ask CJ if we need to reserve club for BOB Oct 14<sup>th</sup>

### **New operational Policies**

1. Dave-appointment of new and removal (old?) of board members
2. CJ- board actions on homeowners appeals and placement of liens
3. Jerry-descriptions of covenant enforcement policies
4. Caryn-Options of Board re- legal
5. Rodger-Board of directors requirements (attendance- ride along-board training)