

# Board of Directors Monthly Meeting

## October 13, 2009

**Board Members Present:** C. J. Whelan, Caryn Winkler, John Vogt, Rodger Robertson, 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 monthly SHHOA meeting to order at 6:35 P.M.

### **General Session**

- Dave Bednarz made a motion to approve the minutes from the September, 2009 Board meeting. Motion was seconded and approved.
- Rodger Robertson motioned to pay Association bills totaling \$12,099.36. 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 which consisted of the Balance Sheet and Budget v Actual reports, ending 9/30/09. Don LaBrot pointed out that the Accounts Payable account was incorrectly overstated as legal charges and Centennial Property Services had been entered twice. Don will correct the Balance sheet as of 9/30/09 and email a corrected copy to all Board members. 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).
- Steve Pulford presented an update of Smoky Hill Metropolitan District activities.
- The Board discussed membership on the Architectural Review Committee. John Vogt motioned to reinstate Dave Lewsader to the ARC if he could attend the periodic neighborhood inspections. The motion was seconded and approved.
- Shelli Allen, a neighborhood homeowner volunteered to assume the duties of Chairman of the Community Events committee. She will inspect Smoky Hill homes for the best Halloween decorations and award a gift certificate to the owner.
- John Vogt (ARC Chairman) will inspect 5452 S. Zeno on the report of a front yard parking pad being installed without approval. John will report back to the Board on his findings.
- Dave Bednarz motioned to remove Chris Page from the Board of Directors and the Community Events Committee for non-attendance at meetings and function. The motion was seconded and approved.
- Rodger Robertson will send a "blast e-mail" to all on his list announcing the upcoming Halloween Decoration contest.
- Caryn Winkler stated that she had been approached by Dave Lewsader, the Smoky Hill Metropolitan District Chairman concerning possible a possible merger of the HOA and Metro District. Following discussion, the Board decided to wait for a possible formal proposal, then discuss with the HOA's legal counsel.

- John Vogt presented the first draft of the 2010 budget for consideration of all Board members. Following his presentation, the Board decided to separately review for any other possible inclusions, then vote on approval at their November meeting.
- Centennial Property Service was directed to re-initiate the covenant violation process on an unlicensed vehicle at 10734 E. Progress Circle.

# Executive Meeting

Was called to order at 8:45 P. M.

Caryn Winkler presented legal issues for discussion.

Following Board discussion the following was decided

1. CPS was directed to file a lien against the property located at 18190 E. Crestridge Circle for non-payment of HOA Dues.
2. James Wilder will be directed to move forward with legal collection of amounts owed by Peterson (5133 S. Walden Court) and South (5348 S. Quintero Court).

Meeting adjourned at 9:28 P. M.