

Board of Directors Monthly Meeting

Nov 10, 2009

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

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 6:34 P.M.

General Session

- Jerry Marshall made a motion to approve the minutes from the October 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 10/31/09 were discussed. Caryn Winkler 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.
- Rodger Robertson motioned to pay Association bills totaling \$9822.37 Motion was seconded and approved.
- The 2010 budget for the SHHOA was discussed. Jerry Marshall made a motion to approve this budget. Motion was seconded and approved. The budget will increase annual owner dues to \$58.00 per year. The budget is available on the HOA's website at www.smokyhillhoa.net.
- Jerry Marshall made a motion to instruct CPS to include a "warning notice" in the second letter that is sent to homeowners regarding covenant violations. The purpose this warning is to hopefully reduce the number of homeowners incurring legal fees. The motion was seconded and approved.
- The Fall Dumpster Rally was discussed and was found to be a big success despite not so good weather and should probably happen again.
- The Board of Boards was successful but poorly attended by our community (just one Smoky Hill homeowner other than the HOA board plus one invited homeowner from Piney Creek)

The Community Events Committee chairman, Shellie Allen, reported on the monthly progress of the committee. Shellie recommended prizes for groups of homes. Jerry Marshall made a motion to approve a budget of \$200 to be used for gift certificates for Starbucks for "block", or "cul-de-sac" prizes. Motion was seconded and approved.

Steve Pulford reported on the status of the Smoky Hill Metro District

Homeowners Forum

Ms Hesse (17477 E Belleview Pl) discussed the billing charges related to covenant violations on her property. She asked the Board to a reduction in fees. The Board has agreed to further research this matter and report back to her at next month's HOA meeting.

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

EXECUTIVE SESSION

Executive meeting was started at 8:25PM

Caryn Winkler presented legal issues for discussion.

The board reviewed the process that was used in determining why Ms. Hesse received the legal fees related to covenant violations. It was decided that each step in the process was properly completed. The board has agreed that if Ms. Hesse's property is currently in compliance with violations, they will offer to reduce the amount owed by \$100.

CPS will provide copies of all correspondence with Ms. Hesse to each board member, John Vogt will review the property and CJ Whelan will then notify Ms. Hess of the Board's decision.

Thomas (5270 S Zeno Ct) The board has agreed to continue with a lawsuit against this homeowner.

Shuey (17061 E. Prentice Dr) Their lawyer wanted the HOA to meet with a landscape company to discuss what tree portions were dead. The HOA counter offered with an extension to 5/1/2010 to make the determination of what portions of what trees are dead.

Meeting adjourned at 8:52PM

TTD

John-Review the Hesse property 17477 E Belleview Pl

CJ- Call Ms Hesse after info received

CPS- purchase Starbucks coupons

Caryn- Call Mark Sobschek and seek his assistance with Mr. Wadleigh communication.