

Board of Directors Monthly Meeting April 14, 2009

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

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 6:34P.M.

Homeowner Forum Mr. Jadidian asked the Board to review late fees on his account. Following discussion Jerry Marshall made a motion to waive \$80 from Mr. Jadiaian account balance. Mr. Jadiaian agreed to make two payments of \$161 each. The first due on April 17th the second May 31st. Motion was seconded and approved. Jerry Marshall made a motion to release the lien on this property once the account is paid in full. Motion was seconded and approved

General Session

- Jerry Marshall made a motion to approve the minutes from March 2009 Board meeting. Motion was seconded and approved. Rodger Robertson abstained.
- Centennial Property Services (CPS) presented the Associations current financial reports: The Balance Sheet and Budget v. Actual reports, ending 03/31/09. 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.
- Dave Bednarz motioned to pay Association bills totaling \$10560.67. Motion was seconded and approved.

The New Community Committee reported on the monthly progress of the committee.

Caryn Winkler made a motion to adjourn the meeting. Motion was seconded and approved by all. The meeting adjourned at 7:00 PM.

Following the Annual Meeting, a Board Meeting was started at 7:40 PM with the new Board in place.

Homeowner Forum

- Mr. and Mrs. Bergum (5452 Zeno) asked the Board for assistance in helping them place a fence on their property. This matter was discussed at length and they were given recommendations.
- Ms Donna Zucarelli (17916 E Prentice Dr) asked the Board to review legal and late fees on her account. Following discussion Rodger Robertson made a motion to waive a total of \$176 on her account Motion was seconded and approved by all.

Jerry Marshall left the meeting at 8:00PM

Rodger Robertson was appointed to be the Board member on The New Community Committee

Following lengthy discussion John Vogt made a motion to approve that SHHOA purchase Coyote Crossing Park from the Metro District for \$10. This is subject to the approval of the Metro District attorney and the Metro District Board of Directors. Motion was seconded and approved by all.

Dave Bednarz made a motion to approve the first amended By Laws of the SHHOA as currently written. Motion was seconded and approved by all. And these new By Laws are available on the HOA website.

Meeting adjourned at 8:57PM

Executive meeting was started at 9:10PM

Caryn Winkler presented legal issues for discussion.

Following lengthy discussion Dave Bendrez made a motion to refer. for collection action, all homeowners who currently have a lien on their property and owe the association more than \$600. These accounts will be sent to James Wilder Esq. for further action. Motion was seconded and approved by all.

Meeting adjourned at 10PM