

Board of Directors Monthly Meeting

June 9, 2009

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

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

Attendance: Sign in sheet is available upon request

C.J. Whelan called monthly SHHOA meeting to order at 6:33P.M.

General Session

- Jerry Marshall made a motion to approve the minutes from the May 2009 Board meeting (as amended). Motion was seconded and approved.
- Caryn Winkler made a motion to approve the 2008 SHHOA audit report provided by the CPA firm Dix Barrett and Stiltner. This audit report will be published on the SHHOA website. Motion was seconded and approved. CJ Whelan abstained.
- Jerry Marshall motioned to pay Association bills totaling \$7184.39. Motion was seconded and approved.
- Centennial Property Services (CPS) presented the Association's current financial reports: The Balance Sheet and Budget v Actual reports, ending 05/31/09. John Vogt 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.
- Caryn Winkler made a motion to appoint John Vogt and Dave Bendnarz to the ARC committee; Jerry Marshall will remain as the head of this committee. Dave Lewsader's and Mark Sobchek's appointments to the ARC were not renewed. Motion was seconded and approved.
- Jerry Marshall made a motion to approve up to \$ 300 to provide cleaning of the two entrances to Coyote Crossing Park. CPS will contact a landscape company to provide this service. Motion was seconded and approved.
- Chris Page reported on the monthly progress of the **Community Involvement Committee**. Three homes have been selected for May Yard of the Month awards. These winners addresses will be posted on the SHHOA website.
- The Board discussed the possibility of inspecting back yards that are visible from the parks in the neighborhood, for covenant violations.
- Jerry Marshall reported on the monthly progress of the **ARC**. He reported that a homeowner has requested a variance on his fence being built 3 feet in front of his property line. The Board has decided to research the issue with respect to the City Ordinances and will make a decision next month.

Homeowner Forum Mr. and Mrs. Wilson discussed plans for repairs on their home to correct covenant violations.

The meeting adjourned at 8:23PM.

Executive meeting was started at 8:35PM

Caryn Winkler presented legal issues for discussion.

- Following lengthy discussion John Vogt made a motion to instruct James Wilder ESQ. to begin a judicial foreclosure action on the property at 5214 So Richfield (Becky Wilson). Motion was seconded and approved. Christina Page abstained from this vote.
- The Board discussed 14 properties that were sent to the attorney earlier this year. These properties owe the HOA money because they have never paid HOA dues. The Board unanimously agreed to allow Mr. Wilder to continue to pursue these cases to his full extent.

Meeting adjourned at 9:17PM

TTD

All Board Members walk the 7 parks

Chris-order yard of the month signs

CPS-buy more gift certificates – Give Chris info regarding Fast Signs