

Board of Directors Monthly Meeting

July 14 2009

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

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

Attendance: Sign in sheet is available upon request

CPS and the Board met for the Quarterly review of Centennial Property Services performance. CPS suggested written memo of any legal agreements made between attorney and Board.

C.J. Whelan called monthly SHHOA meeting to order at 6:25P.M.

General Session

- John Vogt made a motion to approve the minutes from the June 2009 Board meeting (as amended). Motion was seconded and approved. Rodger Robertson abstained.
- Jerry Marshall motioned to pay Association bills totaling \$22,682.98. Motion was seconded and approved. The financial reports are available on the HOA's website at www.smokyhillhoa.net.
- Centennial Property Services (CPS) presented the Association's current financial reports: The Balance Sheet and Budget v Actual reports, ending 6/30/09. 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.
- John Vogt made a motion to instruct CPS to send current statements to the 94 homeowners who currently have balances above \$5. Motion was seconded and approved.
- Chris Page reported on the monthly progress of the **Community Involvement Committee**. Three homes have been selected for June Yard of the Month awards. The winner's addresses and home photos will be posted on the SHHOA website.
- The Board discussed inspecting back yards for covenant violations that are visible from the parks in the neighborhood. Violation inspections will be conducted using criteria proposed by CPS, whenever a property is reported by any owner as a "problem". CPS will add a tab in the Violations database for "park violations".
- Jerry Marshall reported on the monthly progress of the **ARC**.

Metro District- Steve Pulford presented information for the month of June. Please check **Metro District** website for details.

Arapahoe County Sheriff Department- Deputies Ian Van Abel and Cliff Cotton, representing Arapahoe County/City of Centennial police department, presented information regarding Sheriff Department matters related to the community.

Homeowner Forum- Ms. Striker discussed current violations on her property. The ARC met with her at her home to discuss specific issues. The ARC will develop a correction plan with phased suspense dates for Ms. Stryker.

The meeting adjourned at 8:43PM.