

Board of Directors Monthly Meeting

February 9, 2010

Board Members Present: C. J. Whelan, Jerry Marshall, Caryn Winkler, John Vogt Dave Bednarz 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 6:33 P.M.

General Session

- Caryn Winkler made a motion to approve the January 2009 Board meeting minutes, 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 01/31/10 were discussed. Jerry Marshall 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.
- Jerry Marshall motioned to pay Association bills totaling \$15,767.56. Included in this amount are refunds to homeowners who had an overpaid balance on their accounts on 01/31/10. Motion was seconded and approved.

ARC John Vogt had no new information to report.

The Community Events Committee chairman Shellie Allen reported on the monthly progress of the committee.

Metro District Chris McKay reported on the status of the Smoky Hill Metro District. Please see their website for information regarding upcoming events. SHHOA Board has agreed to help the Metro District with projects as needed.

New Business The Board will consider, at a homeowner's request, the use of including a stamped return envelope with the 2011 dues invoice as well as the possible use of PAYPAL as a payment method for HOA charges.

Following lengthy discussion, Caryn Winkler made a motion to approve the change in the procedure regarding the notification of covenant violations. The proposed changes will be forwarded to E. James Wilder's office for his review.

Homeowners Forum (was started at 6:58 P.M.)

Tim Andolino (17034 E Progress Circle N) came to the meeting to continue discussion regarding legal fees. The Board was willing to discuss this issue and presented a reduction in this amount. Mr. Andolino refused this offer and left the meeting. John Vogt will contact Mr. Andolino as a follow up.

Jerry Marshall made a motion to adjourn the meeting. Motion was seconded and approved by all. The meeting adjourned at 8:17 PM.