

Board of Directors Monthly Meeting

July 13, 2010

Board Members Present: C. J. Whelan, Dave Bednarz, Caryn Winkler, Carol Stitt, John Vogt and Todd Gunning

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

Attendance: Sign in sheet is available upon request
John Vogt called the monthly SHHOA meeting to order at 6:40 P.M.

GENERAL SESSION

- Caryn Winkler made a motion to approve the minutes from the June 2010 Board meeting as amended. Motion was seconded and approved.
- Centennial Property Services (CPS) presented the Associations current financial reports: The Balance Sheet and Budget v. Actual reports, ending 6/30/10 were discussed. CJ Whelan 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 \$10,790.35. Motion was seconded and approved.
- Caryn Winkler made a motion to approve payment of \$1,139.5 for services at 5582 So Zeno. Motion was seconded and approved.
- Caryn Winkler made a motion to approve up to \$200 for the disposal of all records of the SHHOA that are no longer required to be maintained. Motion was seconded and approved. Carol Stitt voted no.
- Dave Bednarz made a motion to appoint Todd Gunning as chairman of the ARC. Motion was seconded and approved.
- Dave Bednarz announced his resignation from the Board. He will be missed.

ARC Shellie Allen reported on the monthly progress of the committee. Todd Gunning discussed homeowners who will be sent to the HOA's lawyer for further action. He will provide with an updated list of these homeowners.

The Community Events Committee Carol Stitt reported that three homes had been chosen for "Yard of the Month". She will notify the homeowners.

Metro District Please see their website for information regarding upcoming events.

Homeowners Forum

Mrs. Wadleigh (18468 E Berry Drive) requested a 90 day extension for the removal of three dead trees in her yard. This request was approved and she agreed that the trees will be removed by August 15, 2010.

Carol Stitt made a motion to adjourn the meeting. Motion was seconded and approved by all.
The meeting adjourned at 8:35 PM.

EXECUTIVE SESSION

Executive meeting was started at 9:00PM

Caryn Winkler presented legal issues for discussion.

- Caryn Winkler made a motion to have CPS send a letter of intent to file a lien to all homeowners whose current balance is in excess of \$160. Two cases as discussed will be exempt from this letter. Motion was seconded and approved.
- Caryn Winkler made a motion to Instruct Mr. Wilder to send a “letter of reminder” to all homeowners in violation of covenants as discussed by the Board. Motion was seconded and approved.

Meeting adjourned at 9:45PM

TTD

John will contact Mark Miller 18171 E Crestridge Dr regarding covenant violations

John will contact Mrs. Striker regarding covenant violations

Todd will provide CPS with updated list of properties to be send to legal for further action