

**Smoky Hill HOA  
Board of Directors Monthly Meeting  
February 13, 2018**

**Board Members Present:** Steve McCandless, Carol Larkin, Megan Bryant, Mark Sobczak, Tom Mehl **Absent:** Caryn Winkler, Jerry Dionisio

**Smoky Hill HOA Agent present:** David Ariss and Mark Dimpsey , Centennial Property Services

**Attendance:** Sign in sheet is available upon request

**Call to Order**

Megan Bryant called the monthly SHHOA meeting to order at 6:34 PM. The January 2018 meeting minutes were reviewed. Mark made a motion to approve the January 2018 minutes as amended. Megan seconded the motion. No discussion was held. Motion passed.

**GENERAL SESSION**

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape. He further stated that the P&L Statement shows that the HOA is staying on budget.
- Past Due collections – some success – three paid in full – two making payments
- 2018 dues payments – 81.5% paid to date; 18.5% to go.
- Steve McCandless, Treasurer reviewed the Financial Report and the Accounts Payable. The total HOA bills are \$7,201.50 The bills set forth in the Accounts Payable Detail include \$4,437.05 to CPS, \$2,057.70 to Vial Fotheringham (legal), \$30.00 to CENCON, \$72.84 and \$60.00 to reimburse two owners for overpayment of their dues and the automatic payment of \$38.69 to IREA. Mark made a motion to approve the financial reports subject to audit. Carol seconded the motion
- Carol Larkin reviewed the Violation Report:  
69 Open Violation - 2 closing today; 47 Violations are on Spring Hold  
23 Yard/Lawn \*Remove all from Spring Hold on **May 1st 2018**, please notify all owners  
21 Paint/Siding \*Remove all from Spring Hold on **April 1st 2018**, please notify all owners  
4 Fence; 3 trash cans  
4 Vehicles + 2 Trailers  
1 Roof and the remaining violation are either Misc or Debris

**COMMUNITY EVENTS**

Two awards per month. Mark suggests BOD may consider awarding more especially at Christmas – perhaps 4? Table until October.

- Spring dumpster day May 12<sup>th</sup>
- Community Garage sale June 8 & 9
- Fall dumpster day October 13<sup>th</sup>.

## **SPECIAL GUESTS**

### **HOMEOWNERS FORUM**

- John Bryant – Metro Board – continuing fence project. One phase will table for a while – around parks. See the metro district website for updates. Elections in May. Nomination forms on website. Nomination deadline in March 2<sup>nd</sup>. Repaired a light in a park.
- Homeowner attended – says his lawn is greatly improved. Annoyed about \$800 attorney fees. Letter should have been from attorney. Has hired professional lawn service. Request reduction in fees assessed. Not in a position to pay the full fees. BOD will notify later.
- Homeowner wants to report trash cans that are visible.
- Homeowner – problem neighbor is gone!

### **CONTINUED BUSINESS**

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### **NEW BUSINESS**

- Per Mark - CCIOA requires associations to provide free education to owners – publish and provide notice and HOA manager and how to reach. Asks CPS to be sure we comply. See handout.
- New owner meet and greet – Mark passed around a draft notice.
- 2018 BOD election – four openings. Get mailer out – Mar 15 deadline. Eblast also. \$750 budget.
- Postcard to new homeowners. \$500 budget – mailing for possible election. Meeting at 6:30. CPS will generate postcard, Mark will bring water and cookies.

Mark made a motion to approve an up to \$750 budget for the election mailing and an up-to \$500 budget for the new owners meeting. Tom seconded – motion passed.

Mark moved to adjourn the general session; Carol seconded Meeting adjourned 7:38pm