

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

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

Smoky Hill HOA Agent present: David Ariss, Centennial Property Services

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:35 PM. The February 2018 meeting minutes were reviewed. Mark made a motion to approve the February 2018 minutes; Carol seconded the motion. No discussion was held. Motion passed.

Introduction of homeowners and board.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet and stated the HOA continues to be in good financial shape.
- Past Due collections – more successes – five paid in full
- 2018 dues payments – 1,101 paid dues through Feb 28
- Accounts receivable improved by \$3,789 over 2017.
- Mark made a motion to approve the financial reports; Jerry seconded; motion passed.
- Steve McCandless, Treasurer reviewed the Financial Report and the Accounts Payable. The total HOA bills are \$10,734.60 The bills set forth in the Accounts Payable Detail include \$5,144.99 to CPS (includes annual meeting and newcomers mailings), \$1,624.00 to Vial Fotheringham (legal), \$3,917.00 to Auto Owners Insurance for the HOA Liability and E&O policies and the automatic payment of \$48.61 to IREA. Mark, made a motion to approve the financial reports subject to audit; Jerry seconded the motion; motion passed.
- Carol Larkin reviewed the Violation Report:
 - 125 Open Violation - 52 Violations are on Spring Hold
 - 25 Yard/Lawn (24 on spring/hold expiring May 1st, 2018)
 - 19 Holiday lights still up
 - 28 Paint/Siding *Remove all from Spring Hold on **April 1st 2018**, please notify all owners
 - 6 Fence; 29 trash cans
 - 7 Vehicles; 5 Debirs, 1 Tree; 3 Misc
 - 2 Roof and the remaining violation are either Misc or Debris

COMMUNITY EVENTS

- Spring dumpster day Saturday, May 12th
- Community Garage sale June 1 & 2
- CPS to acquire estimates for 1,000 8 ¼ x 4 2-sided sheets (garage sale maps).
- Past HOA successes: Ice Cream Social; holiday yard awards; summer Yard of the Month with \$50 gift certs; paint and paper recycling event.
- Need volunteers

SPECIAL GUESTS

None

HOMEOWNERS FORUM

- Mark Sobczak has joined the Metro District Board. There was some discussion.
- Discussion with several owners on covenant violations, etc.
- Several homeowners expressed interest in having the HOA coordinate one Trash Service for the community. The board explained that the current HOA dues would not cover the cost of providing this service. The HOA bylaws restrict dues increases to 4%, therefore it would not be possible without a majority vote of the entire community.

CONTINUED BUSINESS

- None

NEW BUSINESS

- Caryn brought up standardizing paint colors for the neighborhood. There was discussion among the members present as well as the board. The HOA will continue to look at the concept, but no decisions were made.

Mark made a motion to adjourn the general session; Carol seconded; Meeting adjourned 7:38pm