

**Smoky Hill HOA
Board of Directors Monthly Meeting
May 8, 2018**

Board Members Present: Caryn Winkler, Jerry Dionisio, Mark Sobczak, Tom Mehl, Kim Williams, Jake Dalton. Carol Larkin attended via telephone.

Smoky Hill HOA Agent present: David Ariss, Centennial Property Services; Mark Dimpsey, CPS

Attendance: Sign in sheet is available upon request

Call to Order

Caryn Winkler called the monthly SHHOA meeting to order at 6:33 PM. The April 2018 meeting minutes were reviewed. Mark made a motion to approve the April 2018 as amended; Tom 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. Collections on past due accounts continue to improve. Current balance due is \$31,656 - \$11,642 better than one year ago at this time and \$5,683 better than last month.
- Mark made a motion to approve the financial reports; Kim seconded; motion passed.
- Mark made a motion to approve former HOA Vice President Megan Bryant to sign the HOA checks to accommodate First Bank regulations for the April bills month. Megan and Steve will be removed as signers Jerry seconded. Motion passed.
- David Ariss reviewed the Financial Report and the Accounts Payable. The total HOA bills are \$7,006,67 The bills set forth in the Accounts Payable Detail include \$4,869.30 to CPS (includes ballot mailings), \$2,089.50 to Vial Fotheringham (legal), and the automatic payment of \$47.87 to IREA. Mark made a motion to approve the financial reports subject to audit; Tom seconded the motion; motion passed.
- David Ariss reviewed the Violation Report for Carol Larkin:
327 Open Violation
108 Yard/Lawn
24 weeds in driveways
71 Paint/Siding
14 Fence; 62 trash cans
13 Vehicles; 9 Debris, 2 Tree; 18 Misc
2 Roof; 2 AC/swamp coolers

Caryn discussed CPS contract renewal and violation inspections. Caryn explained process of renewing the CPS contract.

Mark had stated incorrectly that CPS was to inspect 1x month in May and June. Caryn explained the change in scope of work and that now we inspect weekly in May and June and 1x per month in Dec and January. Important to inspect every house each week in May and June.

Kim Williams would like to do a ride-along with inspector.

Mark suggested CPS send letters to homeowners who satisfy their violations.

ELECTION OF OFFICERS

Self-nominations do not require a second.

Caryn and Mark both self nominated for President . . .

Caryn called for vote.

Paper ballots were distributed. Caryn asked two homeowners in attendance to take Carol Larkins secret vote by phone and write on a secret ballot. Homeowners counted the ballots and presented the results to David Ariss.

Results for president: Caryn: 4 Mark: 2 Abstain; 1

Self nominations for other offices – all appointed by acclamation:

Vice President: Kim Williams

Treasurer: Jake Dalton

Secretary: Jerry Dionisio

Caryn Winkler made a motion to appoint President - Caryn Winkler, Vice President - Kim Williams and Treasurer - Jake Dalton as signers on the HOA bank accounts with First Bank. Kim Williams seconded. Motion passed unanimously.

Appointments:

Events Committee: Mark Sobczak

Legal Liaison: Mark Sobczak

ARC Chair: Carol Larkin; ARC Committee: Tom, Kim, Jake, Caryn as needed

Carol Larkin dropped call at 7:19 pm

COMMUNITY EVENTS

- Spring dumpster day Saturday, May 12th. Mark will not be there this year. Volunteers:
- Tom Mehl – 8 - 10
- Kim – 12 - 2
- Caryn – 9 - 10

- Jake – 12 - 2
- Community Garage sale June 1 and 2nd. Ten so far signed up. Last year 48. Eblast on 20th of month. 5 days left to sign up. All else same as last email. Caryn had John Bofenkamp bring signs for Dumpster Day. Each board member will take a few signs to distribute.
- Mark made a motion to verify paid status of all HOA events sponsored that all homeowners are paid members (dues and assessments), with exception of Ice Cream Social. Jerry seconded; Passed.
- Paint/Paper Recycling – prefers to use GreenSheen for paint. Motion to institute event with date TBD. Jake seconded. Passed.

SPECIAL GUESTS

- John Bryant, President SH Metro District – 4th and final phase of fence project. Almost complete. There will be a 5th stage for park fences but unknown timeline for that.

HOMEOWNERS FORUM

- Homeowner – rec'd letter about painting – asking for extension to through August. Jake made motion to approve extension – ARC committee agreed.
- Mark Sobczak asking for landscape approval – approved by ARC.
- Homeowner asking why HOA does not send letters to address holiday lights still up in March, April, May, etc . . . Caryn explained boards change and some boards feel it is appropriate to send letters for Christmas lights; some do not. Recent board discussion that HOA would not enforce simple Christmas lights. The board will revisit the issue.
- Mark wants to review a possible single trash company for the HOA. Mark and Tom are committee.
- Neighbor to neighbor – Mark explained to the new board members what he would like the program to do. Jake asked to table discussion to next meeting. Mark will meet with attorney to get more information.

CONTINUED BUSINESS

- Summer Event – Ice Cream Social?
- Signs for meetings
- Paint pallet – Tom - ARC

NEW BUSINESS

CPS to print phone/email list when have all. List preferred contact preference.

Make new maps

Update website with new officers– include Mark phone number

Mark made a motion to adjourn the general session; Jake seconded; Meeting adjourned 8:37 pm