

**Smoky Hill HOA
Board of Directors Monthly Meeting
June 12, 2018**

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

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 6:35 PM. The May 2018 meeting minutes were reviewed and amended. Mark made a motion to approve the May 2018 minutes 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 \$31,488 - \$9,238 better than one year ago at this time and \$5,683 better than last month.
- Mark made a motion to approve the financial reports subject to audit; Kim seconded; motion passed.
- David Ariss reviewed the Accounts Payable. The total HOA bills are \$12,843.01. The bills set forth in the Accounts Payable Detail include \$4,808.64 to CPS, \$2,051.50 to Vial Fotheringham (legal), \$5,550.00 to Haulaway for Dumpster Day, \$385.00 to Arapahoe County Sheriff for the Deputy at Dumpster Day and the automatic payment of \$47.87 to IREA. Mark made a motion to approve paying the HOA bills; Jerry seconded the motion; motion passed.
- Mark made a motion to approve ratification by May 9, 2018 email vote of Jake, Caryn, and Kim as bank signers. Jerry second. Motion passed.

Carol Larkin reviewed the Violation Report:

- Total Open Violations – 284 – 12 in legal - down from 327 last month
- Yard/Lawn = 107
- Trash cans = 65
- Paint/Siding = 60
- Fences = 15
- ARC team met to divide area into 4 zones for ease of follow-up. Each member covers an area they do not live in.
- Driveways = 13
- Trees = 8
- Vehicles = 5
- Unsightly Debris = 4
- Misc = 5
- Roof = 2

- Bagster/dumpster time limit discussion. Caryn motion to allow bagsters for only 30 days – amend guidelines. Mark second. Unanimous vote.
- Discussion of storage pods and rollofs – Tom motion to make time limit 30 days. Mark seconded. Unanimous.
- Kim motioned changing guidelines to disallow new metal edging. Carol seconded. Mark motioned to table until next month for discussion with attorney. Jerry seconded. Passed.

COMMUNITY EVENTS

- Community Garage sale - 39 homeowners participated. Map was effective. Mark emailed participants with his HOA email. Says he did not receive postcard, assumes some others did not either. Unsure about doing it next year. Metro District to determine signs policy for next year.
- Yard of Month – will have 2 homes by month end.
- Paint/Paper Recycling – set for Sept 8th. Using same company as last year.
- Mark asked to post photos of events on website.

LEGAL REPORT

- Attorney says issue with cameras is with using personal phone as it may be subpoenaed. Personal camera is OK with date and time stamp..
- Mark brought up the possibility of the HOA merging with Metro District.
- Percentage to change covenants 50% +1 of each individual filing – there are three filings.
- Carol asked Jerry to add line item to future agenda for Legal Report.

SPECIAL GUESTS

- Jaclyn Hennessey from Sherwin Williams – HOA specialist. Brought suggested samples to review. – Tom and Carol presented proposed changes to guidelines. Carol motioned to review and table until next month. Kim seconded. Passed.
- Carol Stitt – Metro District – spoke briefly on completing fence project. Priorities are listed on their website – fence is still first priority.

HOMEOWNERS FORUM

- Robyn Honsey – diesel truck on her street was there running for hours at a time. Left today.

CONTINUED BUSINESS

- RV, trailer and boat parking – Caryn had attorney draft a resolution saying no longer than 48 hours per month parking. Caryn motion to approve resolution to have clarity on 48 hours rule. Mark seconded. Discussion. Carol abstained. Motion passed.
- Caryn made motion to suspend and hold over the 48-hour rule until July so that it can be determined if this belongs as a resolution to the covenants or an ARC guideline. Mark seconded. Passed.

- Artificial Grass: do we need clarity. Currently the ARC approves on a case by case basis. Broadcast how to get approval.
- Mailing after July meeting.
- Signage – Mark motion to approve expenditure of not to exceed \$2,750.00 for sandwich signs to promote monthly meetings. 15 - 18 x 24 signs. Tom seconded. Motion failed.
- Mark motion to purchase one sign not to exceed \$200 to be posted in front of pool clubhouse subject to Metro District approval. Caryn seconded. Motion passed. Jerry abstained..
- Holiday lights – tabled.
- Meeting procedures, projector, welcome to members – Caryn to announce that covenants and guidelines are available at each meeting. Mark to check with Metro Board on projector use.
- Neighbor to neighbor – how can we better the community by using excess funds? Attorney to attend July meeting to discuss the program.

NEW BUSINESS -

- Summer neighborhood event – Ice Cream Social? At least two board members not able to participate in August. Caryn suggests e-blast asking for volunteers to plan event. Mark will put together e-blast.
- Mailing costs after July meeting.

Mark motioned to adjourn regular meeting at 8:50 pm, Jerry seconded. Motion passed.