

**Smoky Hill HOA
Board of Directors Monthly Meeting
July 10, 2018**

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

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 June 2018 meeting minutes were reviewed. Mark made a motion to approve the June 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. He also stated we are doing well against the budget, showing \$3,228.41 ahead of the budget.
- David Ariss also said he transferred \$20,000 from reserves to the operating account as this is the time of year when the accounts get spent down while income is low.
- Questions about how TRAP loans are applied. CPS will ask CPA.
- Mark made a motion to approve the financial reports subject to audit; Tom seconded; motion passed.
- Jake Dalton reviewed the Accounts Payable. The total HOA bills are \$9,101.66. The bills set forth in the Accounts Payable Detail include \$5,344.78 to CPS, \$3,711.50 to Vial Fotheringham (legal), and the automatic payment of \$45.38 to IREA. Discussion on attorney billing . . . will ask attorney to provide more details. Mark made a motion to approve paying the CPS bill and IREA. Hold Vial Fotheringham until next month. Jake motion, Tom seconded the motion; motion passed.

Carol Larkin reviewed the July Violation Report:

- Total Open Violations – 193 – we were able to close 93 this month
- Yard/Lawn = 100
- Paint/Siding = 42
- Fences = 12
- Driveways = 3
- Trees = 24
- Vehicles = 5
- Unsightly Debris = 4
- Misc = 5
- Roof = 2

CPS needs to update TV. Mark to take photos of all violations prior to going to legal.

COMMUNITY EVENTS

- Paint and Paper Recycling – Sept 8th – 9am to 2 pm at pool clubhouse parking lot
- Request parking lot for all events
- Mark has single sign for future board meetings
- Community sale banners approved by metro district for next year.
- Ice Cream Social – propose e-blast for meeting to plan and discuss. Mark motion to have budget of \$2,000.00. Caryn seconded. Motion passed. Date Sat Aug 18, 2018.
- June awards for YOM are in process.

LEGAL REPORT

None

SPECIAL GUESTS

None

HOMEOWNERS FORUM

None

CONTINUED BUSINESS

- Metal edging – Kim made a motion to no longer allow metal edging and that it be included in the Architectural Guidelines. Mark seconded. Discussion. Vote – motion failed.
- Caryn motions that Guidelines require rounded edging or plastid edging. Mark Second. Discussion. Motion withdrawn.
- Paint pallet – Tom shoot for target date of August 14 for implementation. Vote next month.
- 48 hour rule for RV/trailer parking – attorney drafted new resolution – discussion. Resolution accepted. Jake motion, Carol seconded, motion passed. When CPS sends letter you may park your RV for 48 hours. HAVE IT MOVED WITHIN 5 DAYS OF THIS LETTER. Attorney recommends e-blast and newsletter.
- Artificial Turf – one approved in neighborhood to date. Two others not approved. Need to include in Guidelines. ARC to recommend specific guidelines for August meeting.
- Neighbor to neighbor program – Mark – says he has identified irrigation system (front yard only) as potential add on to TRAP program. Discussion. Motion withdrawn.
- Trash service for neighborhood discussion. Vote of 50% +1 of the entire neighborhood is required. BOD to research trash company bids.

NEW BUSINESS -

Mark motioned to adjourn regular meeting at 7:05 pm, Tom seconded. Motion passed.