

**Smoky Hill HOA
Board of Directors Monthly Meeting
August 14, 2018**

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

Smoky Hill HOA Agent present: David Ariss, Mark Dimpsey, 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 July 2018 meeting minutes were reviewed. Mark made a motion to approve the July 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.
- Jake Dalton, Treasurer, is set up with online access to the bank accounts.
- Tom made a motion to approve the financial reports subject to audit; Mark 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 \$4,985.46 to CPS, \$3,711.50 to Vial Fotheringham (legal), \$375 to Dix Barrett for tax returns and the automatic payment of \$42.67 to IREA. Discussion on attorney billing . . . will ask attorney to provide more details. Mark motion, Jerry seconded the motion; motion passed.

Carol Larkin reviewed the July Violation Report:

- | | |
|-------------------------------|------------------------|
| • Total Open Violations – 154 | • Trees = 20 |
| • Yard/Lawn = 87 | • Vehicles =65 |
| • Paint/Siding = 31 | • Unsightly Debris = 4 |
| • Fences = 4 | • Misc = 2 |
| • Driveways = 0 | • Roof = 2 |

55 ARC requests for paint, siding, roofs.

ARC Chair is responsible for any and all changes to legal violation status..

COMMUNITY EVENTS

- Yard of the month for July– photos sent to CPS. Both are repeat winners from several years ago.
- Dumpster Day – suggested no walk-ups for fairness and safety.

- Paint and Paper Recycling – Sept 8th – 9am to 2 pm at pool clubhouse parking lot.
- Ice Cream Social – date driven by food truck availability – date Sept 8th., 5 pm to 8pm. Two food trucks, Asian Fusion and Touch of Philly. Talent show.

LEGAL REPORT

None

SPECIAL GUESTS

John Bryant and Brandan Sackett, Smoky Hill Metro District – utility locating has held up the fence project. Metro District has told company to be finished by the end of September. Starting north side on Aug 27th.

HOMEOWNERS FORUM

Homeowner came to see how HOA works.

Homeowner complaining about trash pickup. Votes for Republic Trash if the HOA goes mandatory trash service. What is criteria for YOM? Try to make sure they have not been awarded previously. One board member responsible for choosing YOM.

Asked about dead trees in back yard. Will city go after them?

Homeowner – dumpster day- some don't have a vehicle – suggests a walk-up line.

Homeowner has a paint violation – then hail, then roof. Looking for new contractors. May not be done by end of month? Asked if front trees are a violation? They are not.

CONTINUED BUSINESS

- Tom motion to Ratify e-vote for paint color book and guidelines change, Mark seconded. Motion passed.

NEW BUSINESS -

- Jerry – lights in front of clubhouse need to be repaired.
- Common Trash Service Discussion – Tom spearheading – many different companies coming in to neighborhood. Tom motion to pursue getting bids for common service. Attorney would need to rewrite covenants – a vote of 50% + 1 of all members would be required. Mark seconded. Motion passed.

Jake motioned to adjourn regular meeting at 7:41 pm, Mark seconded. Motion passed.