

**Smoky Hill HOA  
Board of Directors Monthly Meeting  
September 11, 2018**

**Board Members Present:** Caryn Winkler, Mark Sobczak, Tom Mehl, Kim Williams. **Absent:** Jake Dalton, Jerry Dionisio. Carol Larkin arrived late at 7:20 pm.

**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 6:34 PM. The August 2018 meeting minutes were reviewed. Mark made a motion to approve the August 2018 minutes as presented, 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.
- Tom made a motion to approve the financial reports subject to audit; Mark seconded; motion passed.
- Caryn asked CPS to shop insurance rates for 2019.
- David Ariss reviewed the Accounts Payable. The total HOA bills are \$15,864.51. The bills set forth in the Accounts Payable Detail include \$5,248.63 to CPS, \$9,573.10 to Vial Fotheringham (legal), \$1,000.00 to Data Destruction for the Paper Shredding event and the automatic payment of \$42.78 to IREA. Mark motion, Kim seconded the motion; motion passed.
- Caryn noted the legal fees are higher than usual because July was not paid due to discussion with the firm.

**Caryn reviewed the August Violation Report:**

- Total Open Violations – 168
- Yard/Lawn = 78
- Paint/Siding = 31
- Fences = 8
- Driveways = 0
- Trash Cans = 42
- Trees = 30
- Vehicles = 9
- Unsightly Debris = 2
- Misc = 3
- Roof = 4

Question on why no driveway violations. Tom to check with home inspection service for guidelines.

Tree Stumps – need guidelines on how tall is acceptable. Old ones will be grandfathered?

Question about a blue house – will be discussed further in Exec Session.

Tom says to tighten up 'same color' definition. Caryn suggests newsletter in envelope mailing to all owners.

29 ARC requests for paint, siding, roofs.

## **COMMUNITY EVENTS**

- Paint and Paper Recycling – Sept 8<sup>th</sup> – 4,208 pounds of paint and 2,000 pounds of paper were collected. This is lower quantities than last year. Discussion on whether this should be an annual event or every other year or something else. No decision was made.
- Ice Cream Social & Talent Show– Sept 8<sup>th</sup>. Two food trucks, Asian Fusion and Touch of Philly minimums were not made. About 10 volunteers helped with the event. Total cost of event \$1,620.00 which was below the \$2,000 budget. Discussion of event, competing events on the same night. There were some positives in that the talent show was fun and the spectators enjoyed it. Attendance lower than past years probably due to several competing events on the same night.
- YOM August - 17996 E Berry Ave and 17154 E Berry Ave
- Dumpster Day October 13 from 8 am to 2 pm.

## **LEGAL REPORT**

Mark Sobczak asked HOA attorney what needed to be changed in the covenants. Top 5 –

1. Identify the Association's common areas;
2. Add super priority lien language;
3. Add a provision limiting the Association's liability to its members;
4. Revise the covenant enforcement procedures to make them less burdensome on the Association; and
5. Add the legal description for the community.

HOA owns one piece of property – Coyote Park. Wants resolution to change name to Coyote Crossing Stormwater Drainage. Mark motion, Tom seconded. Mark checked with county and city – they do not care what the name is. Change name on HOA maps. Motion passed with two abstentions. CPS to change maps.

## **SPECIAL GUESTS**

## **HOMEOWNERS FORUM**

- Homeowner asked about formal color schemes for the HOA.. – was referred to the new Guidebook at Sherwin Williams.
- Homeowner came to say he has been working on his yard and that it looks good now. Asked to reduce legal fees. After discussion, the board agreed to reduce his fees. Carol motioned, Tom seconded. Motion passed.

## **CONTINUED BUSINESS**

- Trash Collection Proposal update – Tom has interviewed three trash companies, Alpine, Haulaway and Republic. He may add additional companies. Ongoing proposal before changing covenants. We are required to have two open meetings before any vote. To be continued.
- Positive feedback on north side fence.

Tom Mehl left the meeting early for an emergency.

### **NEW BUSINESS -**

- NextDoor.com and Social Media – important that the board be completely unified on all topics before posting anything on social media.
- Smoky Hill Monument Sign – Carol Larkin is requesting a new monument sign on NW corner of Smoky Hill and Telluride. Metro Board is light on funding. John Bofenkamp has a quote. Carol motion that the HOA set a budget to pay for most if not all of the monument sign. Caryn second. Discussion – Mark suggests this needs to be a Metro District expense, not HOA. At least propose it to Metro District. Carol has been asking SHMD for 2 years without success (approved but not funded). Clint Walker of Metro Board wants to coordinate with HOA. Clint wants to see more bids and drawings to bring before both HOA and SMD. Mark motioned to table the discussion until further bids and drawings could be presented to the HOA and SHMD.

Carol Larkin left the meeting. As there was no longer a quorum, Mark motioned to adjourn meeting at 7:56 pm, Kim seconded. Motion passed. There was no Executive session held.