

**Smoky Hill HOA
Board of Directors Monthly Meeting
October 9, 2018**

Board Members Present: Caryn Winkler, Tom Mehl, Kim Williams, Jake Dalton. Carol Larkin, Jerry Dionisio (by phone)

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 September 2018 meeting minutes were reviewed. Kim made a motion to approve the September 2018 minutes as presented, Jake seconded the motion. No discussion was held. Motion passed.

Caryn Winkler stated she has accepted Mark Sobczak's resignation from the Smoky Hill HOA board of directors effective October 6, 2018. In addition, Caryn made an apology to Mark Sobczak and the board. Tom motion to accept resignation, Kim second. Motion passed 6-0.

Carol Larkin Walker apologized to the board for her use of language when addressing Mark Sobczak during the September meeting.

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 made a motion to approve the financial reports subject to audit; Kim seconded; motion passed 6-0.
- Jake reviewed the Accounts Payable. The total HOA bills are \$4,710.49. The bills set forth in the Accounts Payable Detail include \$4,662.50 to CPS, and the automatic payment of \$47.99 to IREA. Jake motioned to pay the association bills, Kim seconded the motion; motion passed 6-0.
- Mark Sobczak had sent an email to CPS at 4:07 pm today for reimbursement of Ice Cream Social expenses. Jake asked to table until receipts were sent and comparison to prior payment could be reviewed.

Dave Ariss reviewed the September Violation Report:

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| • Total Open Violations – 201 | • Trees = 18 |
| • Yard/Lawn = 56 | • Vehicles = 15 |
| • Paint/Siding = 33 | • Unsightly Debris = 7 |
| • Trash Cans = 54 | • Misc = 3 |
| • Fences = 4 | • Roof = 3 |

COMMUNITY EVENTS

- Fall Dumpster Day Saturday, October 13 from 8 am to 2 pm. Don Labrot will fill in for Centennial Property Services. Board schedule: Caryn 8-10; Tom 7:30 – 9:30; Kim 12-2; Carol 10-2.

- Jake nominated Jerry to chair Community Events committee for the rest of 2018, with full board support. Carol seconded. Motion passed 5-0.
- Halloween and Holiday decorations YOM awards were discussed.
- Centennial Property Services is to retrieve any left over gift cards from Mark Sobczak.

LEGAL REPORT

- None.

SPECIAL GUESTS

- Clint Walker representing the Metro District was asked about weeds in the rocks in a common area. Suggested homeowner attend a Metro District meeting.
- Arapahoe County Sheriff Deputy Walker gave a brief report. Property crimes are down, car break-ins are fairly common. Recommends keeping valuables out of the car. He believes the Ring door cameras can help especially for package thefts.

HOMEOWNERS FORUM

- Frank and Brigitte Ades – asking BOD to reconsider color combination of his home. Decision to be made in Exec Session.
- Bill Scott asking about extension for siding to next summer – decision to be made in Exec Session. BOD asked Bill to remove scaffolding when paint is done. Carol asked for deadline – Bill says will be done no later than August 1, 2019.
- Tanner Applegate asking for extension to spring to rehabilitate yard. Decision in Exec Session. Is new to HOA – didn't get welcome to HOA. Could not find covenants on website.
- John Bryant – rec'd second letter. Wants BOD to know he is pushing contractor. Doesn't want to be sent to legal. BOD must follow procedures. John informing BOD of situation.

CONTINUED BUSINESS

- Paint Pallet – Tom says a couple of new suggestions from homeowners have been approved. Tom noted that Denver has a fade problem – paint colors fade so matching original colors can be difficult. The ARC is open to new ideas for color selections.
- Newsletter discussion.
- Unified Trash Service – has received formal bids – waiting for others. Need to figure out how save the community money. Need to position HOA as having more structured services.

NEW BUSINESS -

- 2019 Budget – ready for November meeting.

Jake motioned to adjourn meeting at 7:44 pm, Carol seconded. Motion passed.