

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

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

Smoky Hill HOA Agent present: David Ariss, Centennial Property Services

Attendance: Sign in sheet is available upon request

Call to Order

Kim called the monthly SHHOA meeting to order at 6:36 PM.

The November 2018 meeting minutes were reviewed. Carol made a motion to approve the November 2018 minutes as presented, Jerry seconded the motion. No discussion was held. Motion passed.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet showing \$11,583.99 in checking and \$120,672 in reserves. He stated the HOA continues to be in good financial shape.
- Jake made a motion to approve the financial reports with changes subject to audit; Jerry seconded; motion passed 6-0.
- There was discussion of the Bud v Act report. CPS to review Merchant Services costs and Insurance costs. CPS to send monthly legal invoices.
- Jake reviewed the Accounts Payable. The total HOA bills are \$7,684.41. The bills set forth in the Accounts Payable Detail include \$4,689.97 to CPS, \$2,717.56 to Vial Fotheringham, \$58.29 to Clint Walker as reimbursement for the Arts & Carfts Fair, \$28.79 to Jerry Dionisio for reimbursement for the Arts & Crafts Fair helium, Caryn Winkler for Arts & Crafts Fair expenses and the automatic payment of \$49.61 to IREA. Jake motioned to pay the association bills, Kim seconded the motion; motion passed 6-0.

Carol reviewed the September Violation Report:

- Total Open Violations – 188
- Yard/Lawn = 28
- Paint/Siding = 46
- Trash Cans = 49
- Fences = 7
- AC/Swamp Coolers = 4
- Trees = 5
- Vehicles = 28
- Unsightly Debris = 15
- Misc = 5
- Roof = 2

COMMUNITY EVENTS

- Arts & Crafts Fair held Saturday, December 8th – Jerry reports that Carol and Caryn did a good job. Response was positive and appreciative. Will explore future ideas for growth.
- Holiday Yard of the month – Jerry asks for help driving the neighborhood. Drive will be next week.

LEGAL REPORT

- None

SPECIAL GUESTS

- None

HOMEOWNERS FORUM

- Homeowner rec'd letter about fence falling down. Does not currently have the funds to repair the fence. Carol will meet privately with the homeowner to determine a way forward understanding fence posts probably can't be dug in the winter.

CONTINUED BUSINESS

- Unified Trash Service – Tom reached out to all three trash company bidders so we can have current bids for 2019. Caryn and Carol met with attorney – attorney suggests 8 months from beginning to end of covenant re-write and vote. Shooting for January 2020 implementation date.
- Lighting for the pool clubhouse – Jerry has gotten estimates. The total cost of the project should be under the \$1,800 budget.
- 2019 Budget – significant discussion to find areas to cut the budget. Jake motioned to approve budget as amended, Caryn seconded. Pass 6-0.

NEW BUSINESS -

- Dues rate increase – proposed \$2.00 increase. Board voted 5-1 to increase the annual dues to \$62.00 per year.
- Jake moved, Jerry seconded to appoint Walt Leuci to the open board position. Motion passed 6-0.

Jake motioned to adjourn meeting at 8:26 pm, Kim seconded. Motion passed 6-0.