

**Smoky Hill HOA
Board of Directors Monthly Meeting
January 8, 2019**

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

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

Attendance: Sign in sheet is available upon request

Call to Order

Caryn called the monthly SHHOA meeting to order at 6:31 PM.

The December 2018 meeting minutes were reviewed. Carol made a motion to approve the December 2018 minutes as amended, Kim seconded the motion. No discussion was held. Motion passed 5-0.

November 2018 minutes – Community Events – third item – change Feb Craft Fair date to Dec date. Carol motion to approve as amended, Jerry 2nd – motion passed.

GENERAL SESSION

- David Ariss, CPS presented the Association's current financial balance sheet showing \$5482.78 in checking and \$120,785 in reserves. To date 346 homeowners have paid their 2019 HOA dues. He stated the HOA continues to be in good financial shape.
- Kim made a motion to approve the financial reports subject to audit; Tom seconded; motion passed 5-0.
- Caryn reviewed the Accounts Payable. The total HOA bills are \$9011.68. The bills set forth in the Accounts Payable Detail include \$5725.99 to CPS, \$2488.66 to Vial Fotheringham, and the automatic payment of \$50.47 to IREA. Added after the monthly reports were \$50 to Caryn Winkler as reimbursement for gift to John Bofencamp at the Metro District, \$340.56 reimbursement to Jerry Dionisio for the new lighting project at the pool clubhouse and \$356.00 to Bigfoot Electric for lighting at the clubhouse. Carol motioned to pay the association bills, Kim seconded the motion; motion passed 6-0.

Carol reviewed the December Violation Report:

- Total Open Violations – 150
- Yard/Lawn = 25
- Paint/Siding = 38
- Trash Cans = 42
- Fences = 7
- Trees = 3
- Vehicles = 20
- Unsightly Debris = 8
- Misc = 5
- Roof = 2

COMMUNITY EVENTS

- Holiday Yard of the month – 2 winners: 5192 S Truckee and 5299 S Ventura Way

LEGAL REPORT

- None

SPECIAL GUESTS

- None

HOMEOWNERS FORUM

- Caryn addressed audience about raising the dues \$2.00. Caryn addressed why the HOA might have a bad debt line item (foreclosures, bankruptcies). Tom addressed the outdoor lighting for the Pool Clubhouse. Tom also addressed concerns expressed about conflict of interest and how the Craft Fair and Garage Sale are similar situations and that neither is considered to be a conflict.
- Sharon – questioned bad debt line item. She questioned the deficit budget.
- Caryn answered that this was due to a legal matter that was settled out of court, and that foreclosure sales to do not pay the back HOA dues.
- Sue asked about the unified trash service.
- Penny asked about yards when grass is high.
- Caryn addressed this issue saying that the HOA does not “abate” properties and went over the process of covenant violations and the time frame that is part of the process.
- Tryce – asked about merchant services and Constant Contact and Trackvia.
- Caryn addressed this by explaining “Merchant Services” as fees that the credit card companies charge the HOA, Constant Contact is a mass e-mail newsletter that the HOA uses, and TrackVia is the software that is used for the HOA record keeping.
- Carter asked about how to handle noisy neighbors.
- A neighbor mentioned that the Sheriff can be called, or that the County Sheriff has a Resource officer that can help in neighbor to neighbor disputes.
- Joseph – tall tree from neighbor leaves are falling in his yard. Food truck in drive. He stated that all of his certifications will be acquired and the trailer will be gone during the day.
- Caryn noted that the trailer in the driveway is still a violation of covenants and must be moved behind a fence. However, if the trailer was parked in the street and hitched to his truck it was not a violation that the HOA covenants could address.
- Robin brought up a lending library box across the street, asking if it was approved and if the colors were approved. Carol said it was approved.

CONTINUED BUSINESS

- Unified Trash Service –. Tom – three bids from trash companies. Now re-bidding. Billing for trash company needs to be one bill for the entire HOA. This drives the costs. Looking at very competitive process looks like a potential 30% reduction for most homeowners. Possible monthly large item pickup included.
- Caryn described the process, special meetings, updated covenants language. She explained the vote will be one vote for the revised covenants which will include the unified trash service.
- Exterior lighting for the pool clubhouse – Jerry explained new lighting to light the stairs and walkway. On at dusk and off at 10pm. LED lights. Cost is under \$700.00.
- 2019 Budget – Canvas Credit Union offers better rates – no service charges. Merchant services – Quicken 3.0% + 30 cents, no other charges – no additional charges.

- Website – paying GoDaddy \$175 for emails – should not be charged for that. Website hosting – go to “HostMonster” – plus posting package – website plus email \$250.20 for 36 months. Plus \$149.99 to move it. Mailchimp free up to 2,000. CPS to review.
- Amendment to Bylaws –proposed by the board, to no longer allow an HOA board member to serve on the Metro Board at the same time. Attorney has presented the revised Bylaws. Carol motioned to amend article 4 section 2, Kim second. Motion passed 5-0.

NEW BUSINESS -

- Metro District Signage Agreement – postponed to Feb meeting.

Kim motioned to adjourn meeting at 8:04 pm, Kim seconded. Motion passed 6-0.