

**SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES**

Meeting place: Peak View Elementary Library
19451 E. Progress Circle, Centennial, CO 80015

January 12, 2015

BOARD MEMBERS PRESENT: Mike Shaw, Karie Huntley, Bob Lauderdale & Kendall Barstad

BOARD MEMBERS ABSENT: Troy Gooch, Marlo Alston & Bob Glover

CPMG: Brittney Stoerger

Minutes taken and transcribed by Brittney Stoerger

Meeting called to order at 6:30p.m. by Bob Lauderdale after quorum was established.

Homeowner Forum:

Villa McClure, 5333 S. Genoa Way, was in attendance to discuss the charges assessed to her account following her son's involvement of a vehicular accident that resulted in damage to the common area.

Minutes: On a motion duly made, seconded and unanimously carried it was resolved to approve the regular meeting minutes from December 8, 2014 as amended.

Financials: The Board reviewed the December 2014 financials, status report and delinquency report.

President's Report: None.

Unfinished Business:

Fence project – The Board directed CPMG to obtain updated proposals to replace the fence along Himalaya and to repair the remaining sections of common area fencing with the option of staining.

New Business:

5418 S. Fundy Circle fence damage – The Board directed CPMG to have the damaged post repaired at no cost to the owner.

5333 S. Genoa Way tree damage – The Board directed CPMG to obtain a copy of the police report from the accident and an additional proposal to address the damages to the common area.

2015 JBK contract – On a motion duly made, seconded and unanimously carried it was resolved to approve the 2015 JBK contract for landscape maintenance in the amount of \$18,900.00.

Landscape discussion – The Board discussed xeriscape improvements and grass conditions during times of water restrictions.

Paint book – The Board authorized Mike Shaw to proceed with the creation of a paint book for the Board's consideration provided there is no cost to the Association.

Owner communication – The Board discussed inviting speakers to future Board meetings and the distribution of newsletters.

Manager's Report/ACC Log: The Board reviewed the written report.

Property Inspection Report/Hearings:

- 19988 E. Belleview Place – The Board assessed a \$100.00 fine per 3rd notice of violation for the weeds in the lawn and rock bed.
- 19988 E. Belleview Place – The Board assessed a \$100.00 fine per 3rd notice of violation for no lawn.
- 19487 E. Crestridge Circle – The Board did not assess a fine per 2nd notice of violation for the trash can in front.
- 19510 E. Crestridge Circle – The Board did not assess a fine per 2nd notice of violation for the trailer in front.
- 5103 S. Flanders Lane – The Board directed CPMG to send a courtesy letter to the owner requesting that they remove the remainder of the tree stump.
- 5360 S. Flanders Way – The Board did not assess a fine per 2nd notice of violation for the damaged fence.
- 5110 S. Genoa Court – The Board assessed a \$100.00 fine per 5th notice of violation to paint the trim and garage door.
- 19926 E. Williamette Lane – The Board denied the owner's request to keep the tree stump.

Correspondence: The Board reviewed the written correspondence.

Adjournment: The meeting was adjourned at 8:02pm. The next Board meeting will be held on February 9, 2015 at 6:30pm in the Peak View Elementary School Library.

Approved: _____



Date: _____

2/9/2015