

**SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES**

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

March 9, 2015

BOARD MEMBERS PRESENT: Troy Gooch, Bob Lauderdale, Marlo Alston, Mike Shaw, Karie Huntley, Bob Glover & Kendall Barstad

BOARD MEMBERS ABSENT: None

CPMG: Brittney Stoerger

Minutes taken and transcribed by Brittney Stoerger

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

Homeowner Forum:

Zhanna Veysikh, 5213 S. Gibraltar Court, was in attendance to appeal the Board's decision that her home needed to be repainted. On a motion duly made, seconded and unanimously carried it was resolved to uphold the previous decision of the Board to require the owner to repaint using approved colors but they granted an extension until June 30, 2015 to have it completed.

Ron Peterson, 5268 E. Espana Circle, was in attendance to request an extension until spring to paint his home. On a motion duly made, seconded and unanimously carried it was resolved to grant and extension until May 15, 2015.

Minutes: On a motion duly made, seconded and unanimously carried it was resolved to approve the regular meeting minutes from February 9, 2015 as presented.

Financials: The Board reviewed the February 2015 financials, attorney status report and delinquency report.

President's Report: The Board approved the proof of the new meeting signs as presented.

Unfinished Business:

Fence project – The Board directed CPMG to obtain a legal opinion on whether the Association may obtain a bank loan with or without a vote of the members.

New Business:

JBK tree spraying proposal – On a motion duly made seconded and unanimously carried it was resolved to approve JBK's tree spraying proposal in the amount of \$967.50.

Architectural Control Committee – The Board and committee members reviewed the written policy and discussed the paint application process. Mike is continuing to work on creating paint books for the community of recommended color schemes. Owners will still be required to go through the same approval process and a 2ft x 2ft square of each color must be painted on the garage door in order for applications to be processed.

Newsletter – The Board will begin draft newsletter articles to be mailed with the first week of June with the assessment invoices.

JBK tree replacement proposal – On a motion duly made, seconded and unanimously carried it was resolved to approve JBK's tree replacement proposal in the amount of \$1,870.00.

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

Property Inspection Report/Hearings:

- 5268 S. Espana Circle – The Board granted an extension until May 15, 2015 and did not assess a fine per 3rd notice of violation to paint the home.
- 5110 S. Genoa Court – The Board directed CPMG to have the attorney make one last attempt to contact the owner regarding the paint violation and proceed with the lawsuit if no response is received within 10 days.
- 19816 E. Progress Lane – The Board directed CPMG to contact the county, city and attorney to see what action can be taken as the owner has not removed the pigeons from their property.
- 19926 E. Williamette Lane – The Board granted and extension until May 31, 2015 to have the tree stump removed.

Correspondence: The Board reviewed the written correspondence.

Adjournment: The meeting was adjourned at 8:02pm. The next Board meeting will be held on April 13, 2015 at 6:30pm in the Peak View Elementary School Library.

Approved: _____

Date: _____