

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES

Meeting place: Peakview Elementary School Library
Centennial, CO 80015

November 13, 2017

Board Members Present: Kendall Barstad, Amelia Almazan, Stewart Stoddart, Natasha Selwyn and Dennis Myers

Board Members Absent: Sue Bumstead

CPMG: Mark Dougal CAM, CMCA, AMS, Association Manager.

Minutes taken and transcribed by secretary Amelia Almazan.

Meeting Called to order at 6:30pm by Stewart Stoddart after quorum was established.

Minutes: On a motion duly made, seconded and unanimously carried it was resolved to approve the regular minutes from October 9, 2017 as presented.

Homeowners Forum:

There were fifteen homeowners in attendance. Some were there to listen and observe. One homeowner wanted to discuss a fine that was resolved and the board unanimously voted to waive. Other items discussed included what committees needed volunteers, the Comcast cable not being buried on Crestline, trash cans not being properly placed out of site, and a hole in the sidewalk on Espana Circle.

Manager's report: The Board reviewed the written report.

Nothing to vote on for the ACC log.

President's Report: The board viewed a PowerPoint presentation by Stewart Stoddart about the current information we have about the state of the financial needs of the community titled "A Way Ahead."

Unfinished Business:

- Comcast line on Crestline: Mark has contacted Comcast numerous times and they still have not buried it. Stew suggested for Mark to contact the Centennial utility commission to complain about Comcast's lack of attention.
- Ratification of the online vote by Kendall to rescind the dissolution of the ACC: Kendall Barstad voted aye. Stewart Stoddart, Natasha Selwyn, Amelia Almazan and Dennis Myers voted nay.
- Letter for Chicken Coop – Vote passed unanimously to send the letter as written.
- CPMG renewal contract – Vote passed unanimously to renew the contract with CPMG.

New Business:

- Reasonable Accommodation's Act policy: Board voted unanimously to accept the lawyers draft.
- The open board seat was announced and no volunteers to fill the seat stepped forward. The opening is posted to the Smoky Ridge website but it will be announced on social media.
- Fence repairs: The board unanimously voted to send letters of violations to the homes outlined in the estimate provided by Jerry Bishop at Fence Consulting Services.
- Smokyridge.org: The board decided to table any changes to the website until we see what CPMG has with their new software. Bob Glover will continue to provide his services to keep the current site running until the end of December 2017, and a decision can be made.
- Social Committee Status: Natasha Selwyn provided an update on her activities.
- Planning committee: Stewart Stoddart decided to skip the agenda item on a planning committee.
- Internet Voting – It was discussed about holding any votes by the board on the internet until a meeting or unless there was an emergency that needed immediate action. Dennis Myers offered to draft guidelines that would define an emergency situation.
- Internet posting of the Board agenda: It was voted unanimously by the board to post the board meeting agenda, the monthly financials and minutes before the monthly meeting with the notation that they were drafts and subject to approval.
- JBK Landscape Study – It was decided that it was too early to meet with JBK to look into landscaping options for the common areas.
- ACC seat filling – It will be announced on social media by Natasha Selwyn that we are looking to fill the ACC at the December meeting and that volunteers should be present at the meeting so the board can ask them their opinions on community aesthetics. The idea was suggested that at least one member of the ACC should make themselves available at the monthly meeting to be able to answer questions of homeowners.
- Team Building – It was not unanimously decided by the board to take up the offer presented by Stewart Stoddart for team building at this time.
- Interior Fence Configuration Redefinition – The board unanimously voted to include the green highlighted areas along: the drainage area of Himalaya, the household of 5301 along E Prentice Avenue, and the fence along S Flanders Court that feeds into the next neighborhood of Fox Hill, to be included in future estimates of what the board hopes to replace in the future.

Monthly Financials: Unanimously approved by the board.

Correspondence: Not discussed.

Executive Sessions: None.

Adjournment: The meeting was adjourned at 8:40pm. The next meeting will be held on December 11, 2017 at 6:30pm at Peakview Elementary School Library.