

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES
Meeting Place: Peakview Elementary School Library
Centennial, CO 80015

December 11, 2017

Board Members Present: Amelia Almazan, Natasha Selwyn, Dennis Myers, and Sue Bumstead

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

Minutes taken by and transcribed by Sue Bumstead.

Meeting called to order at 6:30pm by Amelia Almazan after quorum was established.

Minutes: On a motion duly made, seconded and unanimously carried it was resolved to approve the regular minutes from November 13, 2017 as presented.

Homeowners Forum:

There were 18 homeowners in attendance. Some were there to listen and observe. One homeowner wanted to discuss a fine on work that had been completed and resolved and the board unanimously voted to waive. Other items that were brought up were actually discussed under new business.

Manager's Report/Violation Log: The board reviewed the written report. Several items fell and were discussed under Unfinished and New Business.

ACC Log:

- 19859 Prentice Place, painting approved. Property manager will close out letters.
- 19723 E. Belleview Place, 3rd – weeds in front yard – voted to continue.
- 19827 E. Prentice Avenue, 3rd – trash can in front yard – voted to continue.

President's Report: Amelia Almazan introduced herself to the homeowners present and gave a brief explanation of state of the current board as well as an introduction of those board members remaining.

Unfinished Business:

- Comcast line on Crestline: Mark called the Centennial Utility Commission about the Comcast line on Crestline. He spoke with Susan Travis and found out that Comcast is not regulated. She said they will call and ask Comcast to bury the line, but they have no authority over them. It was mentioned that more lines were discovered that needed their attention when the board walked around the community on Sunday, December 12, 2017. Sue Bumstead volunteered to call Comcast and request that the line be buried.
- Open Board Positions: There were four volunteers to fill the three open positions. Ron Forman, S. Genoa Way; Maira Bassett, E. Crestline Place; Cecilia Ramos, E. Prentice Place; and, Kendall Barstadt, past board member, vice-president, president.
 - The board moved to executive session to discuss candidates.

- Each candidate was individually brought before the board and voted on.
 - Ron Forman: moved, second, unanimously elected by the board.
 - Maira Bassett: moved, second, unanimously elected by the board.
 - Cecilia Ramos: moved, second, unanimously elected by the board.
 - Note: as the three open positions were filled, it was unnecessary to bring the fourth candidate, Kendall Barstadt, before the board for vote.
- Open ACC Board Positions: Norm Davies, Jen Langley, and Lynne Conroy.
 - Each candidate was individually brought before the board and voted on.
 - Norm Davies: moved, second, unanimously elected by the board.
 - Jen Langley: moved, second, unanimously elected by the board.
 - Lynne Conroy: moved, second, unanimously elected by the board.
 - It was requested by the Board of Directors and agreed by Mark Dougal, CPMG to provide training to all new Board of Directors and ACC Board members.

New Business/Topics from the Board:

- The Board accepted the resignations of President, Stewart Stoddart and Vice-president, Kendall Barstad.
- The board voted unanimously to accept Amelia Almazan as President, Ron Forman as Vice President, Sue Bumstead as Secretary, and Natasha Selwyn, Dennis Myers, Cecilia Ramos, and Maira Bassett as Directors at Large.
- Social Committee Status: Natasha had no update at this time. She said she would send out an e-mail to members and provide an update at the next meeting.
- D and O Insurance Policy: Tabled for more information.
- Reserve Study: Tabled for discussion.
- Internet Voting Policy: Tabled for official vote. Discussed and decided mailers needed to be sent out.

Financials: On motion duly made, seconded and unanimously carried it was resolved to accept the November 2017 financials.

Correspondence: None.

Next Meeting Date: As Peakview Elementary will be closed for Winter Break Monday, January 8, 2018, the Board tasked Mark D., CPMG to search for alternate dates and/or locations. The Board will update the community via the webpage and social media.

Adjournment: The meeting was adjourned at 7:44 p.m.