

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES

Meeting Place: Peakview Elementary School Library
Centennial, CO 80015

January 9, 2018

Board Members Present: Amelia Almazan, Ron Forman, Natasha Selwyn, Dennis Myers, Maira Bassett, Cecilia Ramos, and Sue Bumstead

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

Minutes taken by and transcribed by Sue Bumstead.

Meeting called to order at 6:30 pm 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 December 11, 2017 as presented.

Homeowners Forum:

There were 14 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion:

- Norm Davies thanked the Board for sending out the meeting agenda and asked to have the Board introduced as it has many new members.
- A homeowner brought forward two items for discussion:
 - A rental property at E. Prentice Ave. has a commercial van in the drive. The Board asked Mark Dougal, CPMG to investigate.
 - There are 3 properties on E. Prentice Ave. that are improperly storing their trash receptacles. The Board asked Mark Dougal, CPMG to investigate.

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

Property Inspection Log:

- S. Dunkirk Way – Paint window trim – 5th violation – move and 2nd to send violation forward to attorney and continue – 6 yay, 1 nay
- S. Flanders Way – Landscape debris against fence – 7th violation – informed this has been forwarded to the attorney
- S. Genoa Way – Trim tree in backyard – 8th violation – move and 2nd to send violation forward to attorney and continue – 6 yay, 1 abstain
- S. Gibraltar Ct. – Driveway repair – 3rd violation – move and 2nd to continue – 7 yay
- S. Gibraltar St. – Paint left side of home due to paint peeling – 4th violation – move and 2nd to continue – 6 yay, 1 nay
- S. Gibraltar St. – Paint trim – 3rd violation – move and 2nd to continue – 6 yay, 1 nay
- E. Prentice Ave. – Trash can in front of home – move and 2nd to continue – 6 yay, 1 nay

ACC Log - 2017 Log Reviewed

- Norm Davies, ACC board suggested that a review of current ACC Request approvals be presented as Board has request a member of the ACC board be present at monthly HOA meetings. This will be added to the Agenda and homeowners will be asked bring their ACC questions.

President's Report - Amelia Almazan presented a PowerPoint entitled, Future Campaigns covering:

- Raising of HOA Dues, citing Declaration: Article IV, Section 3(b), and Declaration: Article IV, Section 6 as well as Bylaws, Section 5
- Certified Mail Language, Declaration Article X, Sections 6 and 7
- Consumer Price Index tied to DC area, not Denver, Declaration, Articles VIII and X
- Next Steps: Reevaluating the price increase needed, and formulating strategies

Unfinished Business:

- Comcast lines on Crestline - Sue Bumstead gave a report on the progress of her request as the representative of the Board to have the Comcast lines on Crestline buried.
- Social Committee Status - Natasha Selwyn reported that e-mails have been sent to those who had expressed interest in being on this committee. Based on the list of resales in the community, the committee will type up key points and tidbits to welcome new owners.
- D and O Insurance policy - After a brief discussion, it was moved and 2nd to accept the additional coverage policy. Unanimously carried.
- Reasonable Accommodation and Internet Voting policies - After a brief discussion, it was clarified that these would be additional rules that will require community approval. Amelia will write up a note to be discussed as well as next steps.
- New Board member terms - Clarification per order of volunteer.

New Business/Topics from the Board:

- Reserve Study - On motion duly made, seconded and unanimously approved to accept the Reserve Study.
- Metal edging bid - After discussion, the Board requested Mark Dougal, CPMG obtain 2 additional bids on metal edging as well as investigating other materials.

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

Correspondence:

- MoellerGraf meeting minutes 10.25.17 – (pgs. 65-73 of January, 2018 Board Packet) - continue
- S. Espana Circle – have CPMG inspect – continue

Additional:

- Website – Bob will no longer run the Smoky Ridge HOA website. Christian Almazan will temporarily run.

Next Meeting Date:

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