

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES

Meeting Place: Peakview Elementary School Library
Centennial, CO 80015

April 9, 2018

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

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, President after quorum was established.

Minutes: On a motion duly made, seconded and unanimously carried it was resolved to approve the regular minutes from March 12, 2018.

Homeowners Forum:

There were 10 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion:

- A homeowner on Flanders Way approached the board concerning a violation letter they had received concerning a home daycare they are running. Mark, CPMG stated they had received two e-mail complaints from neighbors due to increased noise and cars coming and going at all hours. The homeowner was cited for running a commercial business but stated the City of Centennial as well as the State of Colorado did not consider them a commercial business as they only have four children and do not required licensing or certification. Discussion ensued as to what constituted a commercial business. Some board members were concerned with violation letters being sent based on e-mails from neighbors and felt more oversight by CPMG and the board was needed. The matter was tabled for consultation with the lawyer.
- A homeowner reported weeds along the east side of Crestline Circle between Flanders Way and Prentice.
- A homeowner reported clearing grounds in cutout in the fence where a previous fire was that the grounds company, JBK was not clearing. Board member, Natasha S. requested bids from other grounds companies.
- Dog bags were discussed and the board asked for volunteers to stock them once they were ordered.

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

Property Inspection Report:

- S. Flanders Way – trim tree in back yard hanging over fence – 2nd notice sent - \$50
- S. Genoa Way – remove large trees in back yard damaging HOA fence – 2nd notice sent - \$50
- E. Prentice Ave. – trash can stored in front of home – 3rd notice sent - \$100

ACC Log:

- S. Gibraltar Ct. – driveway replace, now pending due to extension of width (7') – new drawing requested (previously reported approved)
- E. Prentice Pl. – shed – approved
- E. Prentice Pl. – paint gutters - approved
- E. Red Fox Ln. – window replacement – approved
- S. Espana Cir. – paint – approved
- S. Flanders Ln. – paint – approved
- S. Flanders Way – paint - approved

President's Report:

- President Amelia Almazan discussed finances and budget and reported that it was recommended by the lawyer that CPI law be removed and replace it with CIOWA law in our governing documents
- Presentation on dues increase was given highlighting two ideas to get the increased passed.
 - Idea 1 – push forward to have increase passed before 2019 budget is set in October using the shrinking quorum method.
 - Idea 2 – have townhalls and surveys completed this year preparing for getting increase passed in 2019 for 2020 budget.

Both ideas were discussed by the board. It was moved and 2nd to move forward with Idea 1. Meeting dates and times were discussed, Mark, CPMG, was instructed to book the field outside the pavilion adjacent to Peakview Elementary for 6:00 p.m. before the regular June, July, and August meetings. Deadlines for having the letter to the community written and the proxy (written by the lawyer) were set.

Unfinished Business:

- Comcast line on Crestline: Mark, CPMG reported that the letter had been sent and Board member, Dennis M. agreed to cut the line if it had not been buried.
- Social Committee Status: Board member, Natasha Selwyn said the committee met and suggested having "Block Captains" for each block/street. She stated that the committee would like to organize more things. The next meeting is Thursday, May 3.
- Board vacancy: No volunteers came forward to fill this position.
- Document changes discussion: The proposed two new rules, one for electronic voting by the board and one for reasonable accommodation, were reviewed. Upon motion duly made, seconded, and unanimously carried it was resolved to accept these two rules.

New Business/Topics from the Board:

- Crestline Pl. fence bid – ratification – approved via e-mail, all board members approved.

Financials: Mark, CPMG reviewed. On motion duly made, seconded, and unanimously carried it was resolved to accept the March 2018 financials.

Correspondence: None.

Next Meeting Date: May 14, 2018 at 6:30 pm – Peakview Elementary School Library.

Adjournment: The meeting was adjourned at 7:55 pm.