

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

June 11, 2018

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

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

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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 May 14, 2018 after minor changes.

Homeowners Forum: There were 21 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion:

- One homeowner suggested that residents change the platform in which we communicate, i.e. not Nextdoor. Change person who administers/moderates Nextdoor.

Manager's Report/Violation Log: The board reviewed the written report. Completed tasks:

- Post April meeting minutes posted to website. Completed.
- Send the approved 2017 audit draft and 2018 engagement letter. Done.
- Include landscape bids in the June packet for review. Included in board packet.
- Send letter to address on S. Flanders Way about the day care asking them to keep the noise down and that the Board is monitoring the situation for further complaints for 90 days. Done.
- Obtain CD rates from Mutual of Omaha. Included in board packet.
- Send the ledger for address on S. Dunkirk Way to the Board so they can review his request to waive his fines. Emailed to the board.
- Continue to track the votes/proxies. On going.
- Send the following ROH/fines: None

Property Inspection Report:

- E. Belleview Place – 3rd remove 2 dead trees in front yard – continue
- E. Belleview Place – 4th AC unit stored in front of home – watch
- S. Espana Street – 4th driveway repair – continue
- S. Gibraltar Street – 4th paint trim – continue
- E. Prentice Place – Paint trim – ACC approved 8.17.17 (will paint April 2018) - watch

ACC Log:

- E. Belleview Place – Window replacement – approved 5.23.18
- S. Dunkirk Way – Paint – approved 5.11.18
- S. Espana Circle – Patio cover – denied 6.2.18

- Homeowner brought representative from company to present to HOA and ACC board.
- ACC board explained their reasons as material was not compliant with HOA standards. After discussion with representative homeowner agreed to re-submit request with alternate material for compliance.
- S. Flanders Way – Fence replacement – approved 5.8.18
- S. Genoa Street – Garage door replacement and Paint – approved 5.31.18
- S. Genoa Way – Deck replacement – approved 5.8.18
- S. Gibraltar Court – Fencing – approved 5.10.18
- S. Halifax Circle – Paint – approved 5.10.18

President's Report: None

Unfinished Business:

- Comcast line on Crestline Circle – bury line - completed
- Social Committee Status – meeting rescheduled
  - Cecelia R. – game night at local brewery – brewery can host on Monday night – can take games and snacks
    - Cecelia will post on Facebook and Nextdoor
  - Parade – Natasha S. will talk to Dennis M. For documentation from past parades for ideas and information.
  - Committee is working on other projects.
- Board vacancy – resident Mike Carnevele volunteered to fill the open board position. On motion duly made, seconded, and unanimously carried, Mike C. joined the SRMHOA board as a director.
- Dues increase vote update – Quorum was not reached by either proxy or homeowner attendance (310 residents need to reach quorum; 155 proxies/homeowners in attendance). Therefore, a homeowners meeting will be held on July 9, 2018 at 6:00 at the pavilion south of Peak View Elementary School.

New Business/Topics from the Board:

- Landscape bids from Keesen Landscape Management, Inc. and Supreme Commercial Care, Inc. were discussed. On motion duly made, seconded, and unanimously carried, it was agreed to hire Keesen Landscape Management, Inc. to care for our community property landscape.
- Draft letter for 2nd vote on dues increase written by President, Amelia A. On motion duly made, seconded, and unanimously carried, letter was approved. Board members agreed to help Amelia deliver letters to residents.

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

Attorney Status Report: motion duly made, seconded, and unanimously carried.

Owner Resale Report:

Correspondence:

Next Meeting Date: July 9, 2018 at 6:30 pm – Peakview Elementary School Library.

Adjournment: The meeting was adjourned at 8:50 pm.