

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES

Meeting Place: Peakview Elementary School Library
Centennial, CO 80015

August 13, 2018

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

Board Members Absent: Cecilia Ramos and Maira Bassett

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

Minutes taken by and transcribed by Mark Dougal.

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

Guest: Jim Williamson, CFO and co-owner of CPMG was in attendance to go over the 2019 budget with the Board and answer any questions the Board and homeowners had for him. He also spoke with the Board about the possibility of investing in CD's.

Minutes: On a motion duly made, seconded and unanimously carried it was resolved to approve the regular minutes from July 9, 2018.

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

- Tree trimming
- Including trash service in dues.

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

Property Inspection Report:

On a motion duly made, seconded and unanimously carried, it was resolved to assess the following fines:

- 5151 S. Espana Ct – 2nd – dry lawn - \$50
- 5465 S. Gibraltar St – 2nd notice- mow lawn - \$50
- 5465 S. Gibraltar St – 2nd notice – trim dead tree limbs - \$50
- 19847 E. Prentice Ave – 4th notice – trash can in front - \$100
- 19898 E. Prentice Ave – 2nd notice – Paint home - \$50
- 19859 E. Prentice PI – 2nd notice – paint trim - \$50

ACC Report: There have been 35 requests since the July meeting

Social Committee Report: next meeting July 19, 2018

President's Report: None

Unfinished Business:

New Business/Topics from the Board:

- The Board accepted Sue Bumstead's resignation
- The Board informed the owners present of the open seat on the Board. There was no one interested in joining at this time.
- The Board reviewed the 2019 budget draft provided by CPMG. This was tabled in order for the Board to have more time to review it before making any decisions. The Board will vote over email to approve the budget as the mailing will need to go out before the next Board meeting.
- The newsletter draft was approved by the Board to send out with a few minor changes.

Financials:

- On motion duly made, seconded, and unanimously carried it was resolved to accept the July 2018 financials.

Attorney Status Report: This was reviewed by the Board.

Owner Resale Report: 1 home sold in July.

Correspondence: None

Next Meeting Date: September 10, 2018 at 6:30 pm – Peakview Elementary School Library.

Adjournment: The meeting was adjourned at 8:11 pm.