

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

September 10, 2018

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

Board Members Absent: 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.

Guests: Keesen Landscaping representatives Mike Genders and Devin Riles were in attendance to discuss landscaping concerns and recommendations since taking over earlier this summer. They also answered any questions the Board and owners had for them.

Minutes: On a motion duly made, seconded and unanimously carried it was resolved to approve the regular minutes from August 13, 2018.

Homeowners Forum: There were 16 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion were:

- 2019 dues increase
- CPMG contract renewal
- ACC concerns
- Where is the plan for the extra revenue from the dues increase?
- Violations/fines

President's Report: N/A

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:

- 19723 E. Belleview Pl – 2nd notice - hole in yard - \$50
- 5151 S. Espana Ct – 3rd notice – dry lawn - \$100
- 5115 S. Fundy St – 2nd notice – trim trees - \$50
- 5320 S. Genoa St – 2nd notice – dry lawn - \$50
- 5432 S. Genoa St – 2nd notice – remove inoperable vehicle - \$50
- 5248 S. Genoa Way – 2nd notice - weeds in rock bed - \$50
- 5465 S. Gibraltar St – 3rd notice – mow lawn - \$100
- 5465 S. Gibraltar St – 3rd notice – trim dead tree limbs - \$100
- 5351 S. Halifax Cir – 2nd notice – dry lawn - \$50
- 5332 S. Halifax Cir – 2nd notice – mow lawn - \$50

- 19818 E. Prentice Ave – 2nd notice – repair fence falling down - \$50
- 19818 E. Prentice Ave – 2nd notice – dry lawn - \$50
- 19847 E. Prentice Ave – 4th notice – trash can in front - \$100
- 19355 E. Prentice Lane – 2nd notice – trim tree in front yard - \$50

ACC Report: Norm reported that there were 44 improvement request submitted in August.

Social Committee Report: Natasha reported that she is looking into the possibility of having a community Halloween party. She will have more information at the October Board meeting.

Unfinished Business: N/A

New Business/Topics from the Board:

- The Board accepted Cecilia Ramo’s resignation
- The Board informed the owners present of the open seat on the Board. New home owner Robbie Thompson was interested in serving on the Board. On a **motion** duly made, seconded and unanimously carried Robbie Thompson was appointed to the open seat on the Board. His term will end in 2020.
- The Board reviewed the 2019 CPMG management renewal with no action taken.
- The Board reviewed a holiday lighting bid for the entrances with no action taken.
- The Board had a brief discussion about the annual meeting in October and which seats are up for election this year.
- On a motion duly made, seconded and carried with Natasha Selwyn abstaining, it was resolved to remove Maira Bassett from the Board due to missing 3 or more Board meetings.

Contracts/Items approved Between Meetings:

- 2019 Budget

Financials:

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

Attorney Status Report: This was reviewed by the Board.

Owner Resale Report: 5 homes sold in August.

Correspondence: The Board reviewed an email complaint about a day care in the community with no action taken at this time.

Next Meeting Date: October 8 2018 at 6:30 pm – Peakview Elementary School Library – Annual Meeting

Adjournment: The meeting was adjourned at 8:17 pm.