

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

December 10, 2018

Board Members Present: Amelia Almazan, Mike Carnevale, Lee Cuevas and Natasha Selwyn

Board Members Absent: Dennis Myers, Robbie Thomsen

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

Minutes taken by and transcribed by Mark Dougal.

Meeting called to order at 6:35 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 November 12, 2018.

Homeowners Forum: There were 7 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion were:

- CPMG contract renewal
- Reserve fund status
- 2019 landscaping budget
- CCR Revisions
- Set up of finance committee/why no treasurer on Board?

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: None

ACC Report: Norm reported that there were 11 improvement requests submitted in November. Draft paint books will also be presented to the Board for consideration in the coming months as well.

Social Committee Report: N/A

Unfinished Business:

- The Board stated there was an open Board position and asked if anyone present was interested. There was no one interested at this time.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the 2019 CPMG Management contract renewal in the amount of \$26,880.

New Business/Topics from the Board:

- Amelia informed the Board of the outcome of the mediation she attended on November 26th as the Board representative.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the tree removal contract from Academy Arborists to remove 2 trees along Himalaya that the City of Centennial requested to be removed because the roots were lifting the sidewalk in the amount of \$2,100.

Contracts/Items approved Between Meetings:

- 19987 BP payment plan

Financials:

- On motion duly made, seconded, and unanimously carried it was resolved to accept the November 2018 financials, subject to audit

Attorney Status Report: This was reviewed by the Board.

Owner Resale Report: 2 homes sold in November.

Correspondence: There was an email from 19898 Prentice Pl that was reviewed by the Board regarding the painting of their home with no action taken.

Next Meeting Date: January 14, 2019 at 6:30 pm – Peakview Elementary School Library

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

Executive Session: The Board entered into Executive Session at 7:35 to discuss the CPMG 2019 contract renewal. Executive Session ended at 7:52.