

**SMOKY RIDGE MAINTENANCE ASSOCIATION
ANNUAL MEETING MINUTES
OCTOBER 10, 2016**

The Annual Meeting of the Membership was held on October 10, 2016, at 6:30 pm at the Peakview Elementary School Library, 19451 E. Progress Circle, Centennial, CO 80015.

Board members present: Kendall Barstad, Bob Glover, Bob Lauderdale, Marlo Alston, Karie Huntley

Board members absent: Mike Shaw

CPMG staff present: Lynda Reifman, President. Mark Dougal, Association Manager. Brittany Chiles, Assistant.

Minutes taken and transcribed by Association Manager Mark Dougal.

Call to Order and Establish a Quorum of Homeowners – It was confirmed that a quorum was present with 19 homeowners in attendance and 33 proxies. Therefore, the Annual Meeting of the Membership was called to order by Kendal Barstad at 6:59 pm.

2015 Annual Meeting Minutes – A motion was called for from the floor to waive the reading of the minutes of the October 12, 2015 meeting and approve them as presented. A motion was duly made, seconded, and unanimously carried, so the minutes of October 12, 2015 were approved as written.

Fence Project/Special Assessment Discussion – The Board held an informal discussion on the community fence and a potential special assessment to obtain the necessary funds to complete it. The Board informed the owners present about the difficulties they are having with getting the fence replaced and how much money it is costing the association every time they try to pass a special assessment because they must send everything by certified mail. The owners present all seemed to agree that the fence needed to be replaced and a few spoke about how they think the special assessment would pass if homeowners were given more information and made better aware of the situation.

State of the Association Report / Financial Report / Amendment Update – Mark Dougal discussed the Association's financial status, historical trends of expenses and the Board's efforts to lower costs. The 2017 budget was presented and fence project was discussed.

Board Member Election – There were two positions open for election. Bob Lauderdale agreed to stand for re-election to the Board of Directors. Amelia Almazan was nominated from the floor. There was a motion duly made, seconded, and unanimously carried to close the nominations. On a motion duly made, seconded and unanimously carried it was resolved to elect Bob Lauderdale and Amelia Almazan by acclamation for three year terms.

Homeowners Forum – Homeowners in attendance discussed the community fencing project, the proposed new zoning of a church the neighbors the community, potential special assessment, covenant violations and the ACC Committee and process.

Adjournment – There being no further business brought before the Board, the Annual Meeting was adjourned at 8:04pm.

Approved : _____ Date: _____