

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

**July 10, 2017**

**BOARD MEMBERS PRESENT:** Kendall Barstad, Karie Huntley, Ron Peterson and Amelia Almazan

**BOARD MEMBERS ABSENT:** Bob Glover and Mike Shaw

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

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*Minutes taken and transcribed by Mark Dougal*

**Meeting called to order at 6:30 p.m. by Kendall Barstad after quorum was established.**

**Homeowner Forum:**

There were 5 homeowners in attendance. Some were there to listen and observe. A few of them had received violation letters they wanted to address.

**Guest:** Debra Vickrey, Vice President of CPMG was in attendance to speak with the Board about how CPMG can assist with the process of trying to gain approval to make changes to the governing documents and answer any questions they may have for her.

**Minutes:** On a motion duly made, seconded and unanimously carried it was resolved to approve the regular meeting minutes from June 12, 2017 as presented.

**Financials:** On a motion duly made, seconded and unanimously carried it was resolved to accept the June 2017 financials, subject to audit.

**President's Report:** Kendall spoke to the Board about a new website he has set up, his plan regarding the proposed document changes and the current ESA homeowner issue.

**Unfinished Business:**

The Board discussed the 2 amendments to their governing documents that will be put up for a homeowner vote in the next few months. They planned to have another town hall meeting on August 1<sup>st</sup> to speak with the owners more about these documents and why the Board believes these 2 amendments are needed.

Norm Davey volunteered to lead the effort to inform homeowners about the document changes and why they are important to pass. He will also lead the way to make sure we receive enough votes to pass both of the amendments.

**New Business:**

The Board discussed meeting times to meet with their attorney and the ESA homeowner.

**Manager's Report/ACC Log:** The Board reviewed the written report.

**Property Inspection Report/Hearings:** On a motion duly made, seconded and unanimously carried it was resolved to assess the following fines:

- 5193 Flanders Ln 6.6.17 3 paint trim - \$100
- 5306 Flanders Way 6.20.17 3 dead tree - \$100
- 5385 Flanders Way 6.20.17 2 debris against fence - \$50
- 5467 Fundy Cir 6.6.17 2 commercial vehicle - \$50
- 5110 Genoa Ct 6.6.17 2 paint trim - \$50
- 5110 Genoa Ct 6.6.17 2 paint garage - \$50
- 5389 Genoa St 6.20.17 5 inoperable vehicle - \$100
- 5232 Genoa Way 6.6.17 3 paint trim - \$100
- 5383 Genoa Way 6.6.17 4 trim backyard tree - \$100
- 19898 E Prentice Ave 6.6.17 3 landscaping - \$100
- 19898 Prentice Ave 6.6.17 3 paint trim - \$50
- 19953 Progress Pl 6.6.17 3 debris against fence - \$100
- 19963 Progress Pl 6.6.17 3 debris against fence - \$100
- 19952 Red Fox Ln 6.6.17 2 commercial vehicle - \$50

**Correspondence:** None

**Executive Session:** Reasonable Accommodation's. 8:05 – 8:32 pm

**Adjournment:** The meeting was adjourned at 8:56 pm. The next Board meeting will be held on August 14, 2017 at 6:30 pm. Location: Peakview Elementary School

Approved: \_\_\_\_\_

Date: \_\_\_\_\_