

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

August 14, 2017

BOARD MEMBERS PRESENT: Kendall Barstad, Mike Shaw, Bob Glover, Karie Huntley, Ron Peterson and Amelia Almazan

BOARD MEMBERS ABSENT: None

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

Minutes taken and transcribed by Mark Dougal

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

Minutes: On a motion duly made, seconded and unanimously carried it was resolved to approve the regular meeting minutes from July 10, 2017 as presented.

Homeowner Forum:

There were 19 homeowners in attendance. Some were there to listen and observe. A few of them had received violation letters they wanted to address.

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:

- 19895 E. Belleview PI – 2nd – trash in back - \$50
- 19928 E. Belleview PI – 2nd – AC in front of home - \$50
- 19539 E. Crestridge Cir – 2nd – weeds behinds back fence - \$50
- 5392 S. Dunkirk Way – 2nd – paint window trim - \$50
- 5228 S. Espana Cir – 3rd – paint trim - \$100
- 5228 S. Espana Cir – 3rd – trim bushes - \$100
- 5228 S. Espana Cir – 3rd – wood rot around windows - \$100
- 5151 S. Espana Ct – 2nd – paint home - \$50
- 5151 S. Espana Ct – 2nd – dry lawn - \$50
- 5310 S. Flanders Way – 1st notice – remove flagstones - no fine – Board direction
- 5385 S. Flanders Way – 3rd – landscape debris against fence - \$100
- 5309 S. Genoa St – 2nd – weeds - \$50
- 5349 S. Genoa St - 2nd – weeds - \$50
- 5349 S. Genoa St – 2nd – paint trim - \$50
- 19953 E. Progress PI – 2nd – paint home - \$50
- 19963 E. Progress PI – 4th – landscape debris against fence - \$100
- 19963 E. Progress PI – 2nd – weeds - \$50

President's Report: N/A

Unfinished Business:

The Board discussed the plan and discussed with the owners in attendance the 2 amendments to their governing documents that will be put up for a homeowner vote August 28, 2017.

New Business:

On a motion duly made, seconded and unanimously carried it was resolved to approve the 2016 audit draft.

On a motion duly made, seconded and unanimously carried it was resolved to appoint Stewart Stoddart to fill the vacancy on the Board of Directors. His term will expire at the 2019 annual meeting.

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

Correspondence: None

Executive Session: None

Adjournment: The meeting was adjourned at 8:35 pm. The next Board meeting will be held on September 11, 2017 at 6:30 pm. Location: Peakview Elementary School

Approved: _____

Date: _____