

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

February 12, 2018

Board Members Present: Amelia Almazan, Natasha Selwyn, Dennis Myers, and Sue Bumstead, Ron Forman, Cecilia Ramos

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

Minutes taken by and transcribed by Sue Bumstead.

Meeting called to order at 6:30 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 January 9, 2018 after corrections (specific addresses were removed as well as number of voting board members corrected, i.e. 6 ayes, 1 nay.)

Homeowners Forum:

There were 12 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion:

- Owner at S. Gibraltar wanted to discuss a \$50 fine on work that had been completed and resolved. It was moved and 2nd to waive the fine and the board unanimously voted to waive with 6 ayes.

Manager's Report/Violation Log: The board reviewed the written report. Several items fell and were discussed under Unfinished and New Business.

Property Inspection Report:

- S. Flanders St. – tree stump – 3rd violation – move and 2nd to continue – 6 ayes
- S. Gibraltar Ct. – driveway repair – 4th violation – move and 2nd to continue – 6 ayes
- E. Belleview Pl. – remove holiday décor – vote postponed, Vice-President, Ron Forman requested vote be postponed pending evaluation of all governing documents concerning removal of holiday decor
- S. Dunkirk Way – remove holiday décor – vote postponed
- S. Flanders way – remove holiday décor – vote postponed
- S. Genoa St. – remove holiday décor – vote postponed
- S. Genoa St. – remove holiday décor – vote postponed
- E. Prentice Ln. – remove holiday décor – vote postponed

ACC Log:

- E. Prentice Ave. – window replacement, request sent to ACC Board
- E. Prentice Pl. – garage door replacement, request sent to ACC Board
- S. Dunkirk Way – solar panels, approved

- S. Dunkirk Way – radon, approved
- S. Dunkirk Way – paint, denied due to absence of paint samples
- S. Espana Ct. – chicken coop, request sent to ACC Board
- S. Genoa St. – window replacement, approved
- S. Genoa Way – window replacement, approved

President’s Report:

- President Amelia Almazan reviewed Reserve Study via PowerPoint Presentation giving three options for fixing infrastructure.
 - o Option 1: \$1363 special assessment + \$462.28 annual dues
 - o Option 2: \$693.34 annual dues which includes trash pickup. Price would drop after 5 years
 - o Option 3: 5% Threshold Reserve - \$582.94 annual dues dropping after 10 years
 - o Discussion ensued. Board Member Dennis Myers noted that the Reserve Study calls for 3% increase per year for the next 30 years. Amelia agreed to post presentation on the website.
- New HOA website: Moved, 2nd to publish new website style as per draft designed by Christian Almazan. Approved, 6 ayes.
- Reasonable Accommodation Seminar hosted by CPMG: Amelia attended and reported it was very informative.
 - o ACC Board should check with CPMG if receive request for reasonable accommodation.
 - ACC Board Member, Norm Davies suggested having a question on the ACC request form asking if request is for reasonable accommodation.

ACC Report: Two of three board members were present.

- No open requests, eight closed this month. The board is getting to requests in reasonable times; a few days.
- Mark Dougal, CPMG report one new request received this morning.

Unfinished Business:

- Comcast line on Crestline: Board member, Sue Bumstead gave update stating when she had last contacted Comcast, they had stated they were moving the request to bury the lines on Crestline to a special group that would push the request forward.
- Social Committee Status: Board member, Natasha Selwyn stated she had divided the list of new homeowners to send “cheat sheets”. She said a meeting is scheduled for the first of March. Volunteers are requested.
- Metal edging bids: Board reviewed bids received from JBK Landscape, LLC (\$3,105), Metco Landscape, INC (\$2,940), and Keesen Landscape Management (\$2,670) (all plus tax). It was moved and 2nd to accept the Keesen Landscape Management bid. Vote carried with 6 ayes.
- New rules additions: Moved and 2nd to distribute to homeowners. Vote carried with 6 ayes. Amelia said would distribute to homeowners by hand; Cecilia and Sue agreed to help with distribution.

New Business/Topics from the Board:

- Dog waste station renewal – JBK: After discussion, moved and 2nd to cancel contract. 5 ayes, 1 abstain
- Violation Review: Postponed to March meeting.
- MoellerGraf (law firm) visit: Asked Mark, CPMG to check availability. Questions to be considered to be sent to CPMG.
- Community Outreach: Community service ideas, volunteers, building committee? [unsure about this? Corrections please]
- Preferable form(s) of communication discussion: Homeowner suggested using a type of social media (i.e. Facebook Now) to live stream or record meetings so homeowners who could not always attend could still be involved and see what occurred at meetings. Board asked Mark, CPMG to check HOA rules on recording HOA meetings.

Financials: Mark, CPMG reviewed. On motion duly made, seconded and unanimously carried it was resolved to accept the January 2018 financials.

Correspondence: CPMG memo. Mark reviewed.

Next Meeting Date: March 12, 2018 at 6:30 pm – Peakview Elementary School Library.

Adjournment: The meeting was adjourned at 8:21 pm