

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES

Meeting Place: Peakview Elementary School Library
Centennial, CO 80015

May 14, 2018

Board Members Present: Amelia Almazan, Natasha Selwyn, Dennis Myers, Maira Bassett, Sue Bumstead, and 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 April 9, 2018.

Homeowners Forum:

There were 19 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion:

- A homeowner reported a neighbor who is parking a 45 ft. commercial trailer in front of his home, leaving it overnight, and sometimes, over the weekend. As the owner lives on a cul-de-sac, he is not parking in front of his own home. This is in violation of Article VI, Sec. 6.9a. The Board advised Mark, CPMG to check this out and speak to the homeowner who owns the trailer.
- A homeowner asked to discuss the March Financial report. He wanted to know why some of the money was not in an interest-bearing account. The Board asked Mark, CPMG to check into this. Further discussion was postponed until the Board has this information.
- A homeowner brought up statements in the letter sent to homeowners concerning the upcoming dues increase vote. The statements in question both refer to the word “bankruptcy” being used, specifically “bankruptcy again” in the last paragraph. He has stated he is against a Homeowner Association (HOA) dues raise, preferring a one-time assessment instead. He also pointed out some grammatical errors.
- A homeowner brought up the topic of solicitation and the dues vote on behalf of his neighbor. Board member, Cecelia R., a realtor, was knocking on doors, introducing herself and passing out cards. She mentioned to Ken’s neighbor that she was a HOA Board member and told them if they had their proxy votes ready, she would take them. It was agreed that no ill-intent was meant by this offer. A discussion on soliciting then ensued. A homeowner pointed out that according to Colorado law, soliciting cannot be banned. This was confirmed by Sue B. for the purposes of these minutes (see <https://www.cohoalaw.com/covenant-enforcement/use-restrictions-and-rules-should-fit-the-community/>.)
- Discussion ensued about the upcoming HOA dues vote. The 3% CPI as well as a time-line for fence replacement were concerns raised by some homeowners. Some wanted to know about bids on the fence replacement. It was pointed out that the 2017 Reserve Study found on the website, while not giving specifics, is based on numbers from Fence Consultants who gets bids from 3 firms.

- Note: The Board is encouraging homeowners to attend monthly meetings so we can show our transparency.
- A homeowner asked if there is a rule about how many cars can be owned by someone. The neighbor thinks the homeowner is fixing and flipping cars as there are people coming and going at all hours and there is no room to park in front of his house because he lives on a cul de sac. After discussion, it was decided this man should call the police as the city streets are not the jurisdiction of the HOA.
- A woman pointed out that there are weeds along the fence on Flanders Court and wanted to know if it was HOA property. The Board asked Mark, CPMG to check this out.
- A homeowner who lives on S. Genoa Way asked for his penalties to be waved. It was suggested he speak to the lawyers and set up a payment plan.

Manager's Report/Violation Log: The board reviewed the written report. Completed tasks:

- March meeting minutes posted to the website.
- Dog poop bags ordered and picked up by Amelia.
- Proxy for dues increase written (by lawyer), printed, and sent out.
- Have HOA attorney give their opinion on the day care issue brought up at the April meeting. Present in the May board packet to discuss.
- Obtain new landscape bids. 3 have been requested; 1 received back so far.

Property Inspection Report:

- S. Dunkirk Way – paint window trim sent – 5th notice sent 12.6.17 – 1.9.18 submitted paint request – letter received by CPMG asking fees by waived – tabled until CPMG looks into fees
- S. Genoa Way – remove large trees in back yard damaging HOA fence – 3rd notice sent – see Homeowners Forum above

ACC Log:

- E. Belleview Lane – concrete replacement – approved
- E. Crestline Place – fencing and patio extension – approved
- S. Espana Circle – shed – denied
- S. Flanders Way – fence replacement – approved
- S. Flanders Way – fence replacement – pending
- S. Genoa Court – garage door replacement – approved
- S. Genoa Street – landscaping – approved
- S. Genoa Street – window replacement – approved
- S. Genoa Street – fencing – approved
- S. Gibraltar Court – driveway replacement – approved
- S. Gibraltar Court – fencing – pending
- S. Halifax Circle – paint – pending

President's Report:

- President Amelia Almazan declined report.

Unfinished Business:

- Comcast line on Crestline: Dennis will check with the City of Centennial.
- Social Committee Status: Board member, Natasha Selwyn reported the Social Committee is working on organizing activities like a monthly game night at a local business; a 4th of July

parade, getting the Fire Department involved, getting a shaved ice truck, and, maybe, Eagle Crest High School Band; and, working with homeowner, Jen Langley on a community garage sale.

- Board vacancy: No volunteers came forward to fill this position.
- Vice President vacancy: Board member, Natasha Selwyn volunteered to fill this position.
- Document changes discussion: Rules 13 and 14 need Board signatures.
- Commercial activities: Daycare – After discussing attorney's recommendations in letter, President Amelia A. asked Mark, CPMG to send a letter to the homeowner explaining that we will monitor the situation for further complaints for the next 90 days.

New Business/Topics from the Board:

- 2017 audit draft - motion duly made, seconded, and unanimously carried.
- Engagement letter for 2018 audit - motion duly made, seconded, and unanimously carried.
- Keesen landscape bid – tabled until remaining bids are received.

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

Attorney Status Report: motion duly made, seconded, and unanimously carried.

Owner Resale Report: 2 homes sold in April.

Correspondence:

- Attorney opinion on commercial businesses.
- Owner letter to the Board requesting fines be waived. S. Genoa Way - See notes above under Homeowners Forum.

Next Meeting Date: June 11, 2018 at 6:30 pm – Peakview Elementary School Library.

Adjournment: The meeting was adjourned at 8:50 pm.