

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES

Meeting Place: Peakview Elementary School Library
Centennial, CO 80015

July 9, 2018

Board Members Present: Amelia Almazan, Natasha Selwyn, Dennis Myers, Maira Bassett, Sue Bumstead, and Mike Carnevale.

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 June 11, 2018 after minor changes.

Homeowners Forum: There were 26 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion:

- A homeowner reported she had contacted the City of Centennial for damaged gutters on Progress Circle and Belleview Place. Temporary patches have been done with promises from the City for permanent patches to be completed in the future.
- A homeowner asked about dead trees on Progress and Himalaya. Mark, CPMG reported he was having tree guy from Academy Arborists look at them.

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

- Post June meeting minutes to website. Completed.
- Obtain a tree trimming bid for the trees in most dire need of trimming on common land. Academy will be providing a bid.
- Send new cheat sheet with updated Board info for Mike. Sent.
- Send in the approved Keesen Landscape contract. Sent.
- Let Sue Bumstead know when Mark, CPMG does the next community inspection so she can ride along. Sue joined Mark on July 2nd.
- Continue to track the votes and proxies. Ongoing.
- Send the Following ROH fines:
 - E. Belleview Place – 3rd notice – remove 2 dead trees from front yard – fine
 - S. Espana Street – 4th notice – driveway repair – fine
 - S. Gibraltar Street – 3rd notice – paint trim - fine

Property Inspection Report:

- E. Belleview Place – 2nd dry lawn
- E. Belleview Place – given until Spring 2019 to remove trees
- E. Belleview Place – 2nd dry lawn
- E. Belleview Place – True Green treating lawn trying to bring back
- E. Belleview Place – 5th AC unit stored in front of home – sent to lawyer

- S. Dunkirk Way – Paint – approved 5.11.18 - continue
- S. Espana Street – 5th driveway repair – continue
- S. Flanders Way – Running childcare business out of home complaint sent via e-mail (1st complaint received 1.10.18) – Board to rule at 8.13.18 meeting
- S. Genoa Street – 2nd dry lawn
- S. Genoa Street – 2nd remove 2 dead Aspen trees in front yard
- S. Gibraltar Street – 2nd mow lawn and 2nd trim dead tree limbs
- S. Halifax Circle – 2nd dry lawn
- E. Prentice Avenue – 2nd dry lawn
- E. Prentice Avenue – 3rd trash can in front
- E. Prentice Avenue – 2nd dry lawn
- E. Prentice Avenue – 2nd paint home
- E. Prentice Place – 2nd dry lawn
- E. Prentice Place – Paint trim – ACC approved 8.17.17 (will paint April 2018) – watching
- E. Progress Circle – 2nd trash can in front of home

ACC Log: 7 requests all approved

- E. Crestline Place – Paint
- E. Crestridge Circle – Window replacement
- S. Espana Circle – Window replacement
- S. Flanders Street – Roof replacement
- S. Genoa Court – Paint
- S. Genoa Street – Window replacement
- S. Genoa Street – Window replacement

ACC Report:

- Since June 19 hail storm there have been lots of posts seen on Nextdoor about shingles.
Reminder: Send only brochures to CPMG with requests; no samples.
- Mistake on paint color approval: The ACC apologized for making a mistake on a paint color approval made as colors on garage did not look like what was painted on their house. They have explained to the owner that, although they do not have to re-paint immediately, these colors will not be approved again. This home will not be used as a precedence for these or other such colors to be approved. This invited a discussion about ACC guidelines. These guidelines are found in Article 9, Sections 2, 3, and 4.

President's Report: None

Unfinished Business:

- Social Committee Status – next meeting July 19, 2018
 - Cecelia R. – organizing a game night at local brewery – brewery can host on Monday night – can take games and snacks.
 - Cecelia will post on Facebook and Nextdoor
 - Music in the Park event scheduled for August 28, 2018. Local Fire Department and local HS band. Will post on Nextdoor and Facebook to Save the Date.
 - Committee is working on other projects.
- Document changes – in effect since June 22, 2018 will be posted on the website.

- Dues increase vote update – Quorum was reached using diminishing quorum method. 190 votes/proxies were received. 166 yes, 22 nos, 2 no selection. Vote passed.
- Dog bags – Amelia asked Mark, CPMG to order more bags and have Keesen put up the dog bag box that fell down on Crestline Circle.
- A homeowner brought up dead patch on Himalaya. The board instructed Mark, CPMG to Keesen check it out. Board members will walk around and monitor.
- Homeowner asked again about putting money in CDs. Board considered this in June and decided it needed more information before committing to this. Another homeowner suggested a money market account. Board will consider.

New Business/Topics from the Board:

- Audit Representation Letter from Griffin Group, CPA reviewed. Amelia signed.
- Newsletter by CPMG – Amelia asked to include a part about ACC responsibility education.
- Board asked Mark, CPMG to ask CFO, CPMG to attend August meeting.

Financials:

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

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

Owner Resale Report: 1 home sold in June.

Correspondence: Letter from homeowner at S. Espana Street asking for an extension to make repairs to his driveway. Extension was approved until October 2018. No fines waived.

Next Meeting Date: July 9, 2018 at 6:30 pm – Peakview Elementary School Library.

Adjournment: The meeting was adjourned at 7:23 pm.