

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

October 8, 2018

Board Members Present: Amelia Almazan, Natasha Selwyn, Dennis Myers, Robbie Thomsen, Dena Davis, Lee Cuevas and Mike Carnevale.

Board Members Absent: None

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

Minutes taken by and transcribed by Mark Dougal.

Meeting called to order at 7:45 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 September 10, 2018.

Homeowners Forum: There were 18 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion were:

- 2019 dues increase
- CPMG contract renewal
- ACC concerns
- Creation of a paint book possible?
- Violations/fines

President's Report: N/A

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

Property Inspection Report:

On a motion duly made, seconded and unanimously carried, it was resolved to assess the following fines:

- 19987 E. Belleview Pl – 2nd notice – broken fence slat - \$50
- 5425 S. Dunkirk Way – 2nd notice – mow lawn - \$50

ACC Report: Norm reported that there were 22 improvement request submitted in September.

Social Committee Report: N/A

Unfinished Business:

- The Board reviewed the 2019 CPMG management renewal with no action taken.
- The Board reviewed a holiday lighting bid for the entrances with no action taken.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the 2018/2019 snow removal bid from Landtech.

New Business/Topics from the Board:

- On a motion duly made, seconded and unanimously carried it was resolved to assign the Board members to the following positions:
 - President – Amelia Almazan
 - Vice President – Robbie Thomsen
 - Dena Davis – Secretary
 - Natasha Selwyn – Member at Large
 - Dennis Myers – Member at Large
 - Mike Carnevale – Member at Large
 - Lee Cuevas – Member at Large

Contracts/Items approved Between Meetings: None

Financials:

- On motion duly made, seconded, and unanimously carried it was resolved to accept the September 2018 financials.

Attorney Status Report: This was reviewed by the Board.

Owner Resale Report: 1 home sold in September.

Correspondence: None

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

Adjournment: The meeting was adjourned at 9:00 pm.