

SMOKY RIDGE MAINTENANCE ASSOCIATION  
BOARD MEETING MINUTES

Meeting Place: Peakview Elementary School Library  
Centennial, CO 80015

November 12, 2018

**Board Members Present:** Amelia Almazan, Dennis Myers, Robbie Thomsen and Mike Carnevale.

**Board Members Absent:** Lee Cuevas and Natasha Selwyn

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

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Minutes taken by and transcribed by Mark Dougal.

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 October 8, 2018.

**Homeowners Forum:** There were 10 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion were:

- CPMG contract renewal
- ACC concerns
- HOA website - hard to find minutes
- Reserve fund status

**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: None

**ACC Report:** Norm reported that there were 21 improvement request submitted in October.

**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. After discussion, the Board unanimously decided to buy 4 wreaths and put them up themselves.

**New Business/Topics from the Board:**

- The Board accepted Dena Davis's resignation from the Board.
- The Board stated there was an open Board position and asked if anyone present was interested. There was no one interested at this time.

- On a motion duly made, seconded and unanimously carried it was resolved to give Amelia settlement authority at the mediation on November 26<sup>th</sup>.

**Contracts/Items approved Between Meetings:** None

**Financials:**

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

**Attorney Status Report:** This was reviewed by the Board.

**Owner Resale Report:** 4 homes sold in October.

**Correspondence:** None

**Next Meeting Date:** December 10, 2018 at 6:30 pm – Peakview Elementary School Library

**Adjournment:** The meeting was adjourned at 8:00 pm.

**Executive Session:** The Board entered into Executive Session at 8:03 to discuss the CPMG 2019 contract renewal. Executive Session ended at 8:29.