

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES

Meeting Place: Peakview Elementary School Library
Centennial, CO 80015

January 14, 2019

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

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 6:35 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 December 10, 2018.

Homeowners Forum: There were 14 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion were:

- Violations
- Reserve fund status
- Smoky Ridge website
- Snow removal policy

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: Lynn reported that there were 2 improvement requests submitted in December. She also reported that they will be presenting the Board with a draft of the ACC guidelines shortly.

Social Committee Report: Natasha reported that the committee is currently working on planning events for the summer and winter of 2019. There will be more information in the coming months.

Unfinished Business:

- The Board stated there was an open Board position and asked if anyone present was interested. There was no one interested at this time.

New Business/Topics from the Board:

- The Board discussed the holiday wreath plan for 2019. The Board concluded that at holiday time of 2019 they would buy the wreaths and put them up at the entrances themselves and not hire an outside company to do it for them.
- Ken Cruise and Norm Davies gave a presentation on behalf of the future finance committee. This presentation laid out their belief of how much money the HOA would have at various dates in the future and when the HOA would be able to afford large capital projects such as fence replacement, irrigation system replacement and mail box kiosk replacement.

Contracts/Items approved Between Meetings: None

Financials:

- On motion duly made, seconded, and unanimously carried it was resolved to accept the December 2018 financials, subject to audit

Attorney Status Report: This was reviewed by the Board.

Owner Resale Report: 3 homes sold in December.

Correspondence: None

Next Meeting Date: February 11, 2019 at 6:30 pm – Peakview Elementary School Library

Adjournment: The meeting was adjourned at 7:42 pm.

Executive Session: N/A