

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

February 11, 2019

Board Members Present: Amelia Almazan, Mike Carnevale, Lee Cuevas and Dennis Myers

Board Members Absent: Robbie Thomsen and Natasha Selwyn

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

Minutes taken by and transcribed by Mark Dougal.

Meeting called to order at 6:36 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 January 14, 2019.

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

- Violations
- Reserve fund status update/plan
- 2018 audit
- Plan to revise CCR's?

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 carried, with Dennis Myers voting no, it was resolved to assess the following fines:

- 19964 E. Progress PI – 2nd notice – basketball hoop on sidewalk - \$50

ACC Report: Lynn reported that there were 5 improvement requests submitted in January. She also reported that they will be presenting the Board with a draft of the ACC guidelines shortly.

Social Committee Report: N/A

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 2019 landscape renewal bid from Keesen. The Board asked Mark to get a few more bids for comparison for the March meeting.

- On motion duly made, seconded, and unanimously carried it was resolved to limit individuals who wish to speak during the homeowner's forum to 10 minutes per home owner.

Contracts/Items approved Between Meetings: None

Financials:

- On motion duly made, seconded, and unanimously carried it was resolved to accept the January 2019 financials, subject to audit
- On motion duly made, seconded, and unanimously carried it was resolved to invest some of the reserve money into CD's. Jim Williamson, CFO of CPMG provided a plan and exact numbers to the Board via email after the HOA meeting. That plan was approved unanimously.

Attorney Status Report: This was reviewed by the Board.

Owner Resale Report: 1 home sold in January.

Correspondence: None

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

Adjournment: The meeting was adjourned at 8:01 pm.

Executive Session: N/A