

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

March 11, 2019

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

**Board Members Absent:** Robbie Thomsen

**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 6:32 pm by Amelia Almazan, President after quorum was established.

**Guest:** David Graf, the association's attorney from the law firm Mollergraf was in attendance to speak the Board and homeowners. David answered questions for over an hour about many issues including: pricing to amend the documents, parking restrictions, home/commercial business restrictions, city streets and sidewalks, AirBNB/short term rentals, duty of confidentiality and more.

**Minutes:** On a motion duly made, seconded and unanimously carried it was resolved to approve the regular minutes from February 11, 2019.

**Homeowners Forum:** There were 9 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion were:

- Snow removal damage from Landtech
- Reserve fund status update/plan
- 2018 audit
- Smoky Ridge website

**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 4 improvement requests submitted in February.

**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:**

- On a motion duly made, seconded and unanimously carried it was resolved to approve the 2019 landscape renewal bid from Keesen Landscape in the amount of \$21,685.60
- The Board reviewed a mailbox replacement bid with no action taken.
- The Board tabled reviewing the ACC revised guidelines until the April meeting so they would have more time to review the document before taking a vote.

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

**Financials:**

- On motion duly made, seconded, and unanimously carried it was resolved to accept the February 2019 financials, subject to audit

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

**Owner Resale Report:** No homes sold in February.

**Correspondence:** None

**Next Meeting Date:** April 8, 2019 at 6:30 pm – Peakview Elementary School Library

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

**Executive Session:** Executive Session was entered into to discuss the management company at 8:01 pm and ended at 8:18 pm.