

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

April 8, 2019

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

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 6:30 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 March 11, 2019.

Homeowners Forum: There were 12 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion were:

- Reserve fund status update/plan
- 2018 audit
- Smoky Ridge website
- Home painted without approval

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 7 improvement requests submitted in March.

Social Committee Report: N/A

Unfinished Business:

- The Board stated there were 2 open Board positions after the resignation of Robbie Thomsen and asked if anyone present was interested in joining the Board. 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 March 2019 financials, subject to audit

Attorney Status Report: This was reviewed by the Board.

Owner Resale Report: 2 homes sold in March.

Correspondence: None

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

Adjournment: The meeting was adjourned at 7:27 pm.

Executive Session: Executive Session was entered into to discuss the management company at 7:30 pm and ended at 8:15.