

SMOKY RIDGE MAINTENANCE ASSOCIATION  
BOARD MEETING MINUTES

Meeting Place: Peakview Elementary School Library  
Centennial, CO 80015

May 13, 2019

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

**Board Members Absent:** 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 6:31 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 April 8, 2019.

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

- Violations
- CD interest rates
- Financials
- 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:

- 19964 E. Progress Pl – 2nd notice – trailer in front yard - \$50
- 5382 S. Halifax – 2nd notice – driveway repair - \$50

**ACC Report:** Lynn reported that there were 23 improvement requests submitted in April.

**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. Ahmed Fauzia stated that he would be interested in joining the Board.
- On a motion duly made, seconded and unanimously carried it was resolved to appoint Ahmed Fauzia to the Board. His term will expire at the annual meeting in 2019.

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

- On a motion duly made, seconded and unanimously carried it was resolved to approve the stump grinding bid from Academy Arborists in the amount of \$1,930.
- The Board briefly reviewed the 2018 audit draft. This was tabled until the June meeting so the Board could have more time to review it as it was just received.

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

**Financials:**

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

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

**Owner Resale Report:** 2 homes sold in April.

**Correspondence:** The Board reviewed Amelia's newsletter draft and gave their approval to mail it out to the community.

**Next Meeting Date:** June 10, 2019 at 6:30 pm – The Smoky Hill Library

**Adjournment:** The meeting was adjourned at 7:36 pm.

**Executive Session:** Executive Session was entered into to discuss the management company at 7:37 pm and ended at 7:53.