

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

July 8, 2019

**Board Members Present:** Amelia Almazan, Lee Cuevas, Natasha Selwyn, Dennis Myers and Ahmed Fauzia

**Board Members Absent:** Mike Carnevale

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

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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 June 10, 2019.

**Homeowners Forum:** There were 6 homeowners in attendance. Some were there to listen and observe. Items brought up for discussion were:

- Reserve fund plan
- Financials/money market funds
- Fence plan discussion
- Renters
- CPMG contract renewal

**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, it was resolved to assess the following fines with Dennis voting no on all landscaping violations:

**ACC Report:** Lynn reported that there were 10 improvement requests submitted in June.

**Social Committee Report:** N/A

**Unfinished Business:**

- The Board stated there was 1 open Board position 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 motion duly made, seconded, and unanimously carried it was resolved to approve the 2020 budget was a 1.6% increase according to the CPI.

- On motion duly made, seconded, and unanimously carried it was resolved to approve the Fence Consultants bid to replace a few sections of the HOA fence at both entrances to the community from Himalaya and stain those sections of fence for \$101,355.
- The Board reviewed a tree trimming bid from Academy Arborists. This was tabled until they have another bid for comparison.

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

**Financials:**

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

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

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

**Correspondence:** None

**Next Meeting Date:** August 12, 2019 at 6:30 pm – The Peakview Elementary School

**Adjournment:** The meeting was adjourned at 8:02 pm.

**Executive Session:** Executive session was entered at 8:03 pm to discuss the management company and adjourned at 8:23 pm.