

**MINUTES FOR 11 JANUARY SMOKY RIDGE HOME OWNERS ASSOCIATION (HOA) BOARD MEETING**

The HOA meeting convened at 1800 hrs. at the direction of the Board President.

A request for any home owner input was made and there was a negative response. This was followed by the Treasurers report in conjunction with the Cherry Creek Association representatives input. The latest report was not finalized due to some December financial data that had not arrived. Consolidated end of year financial data should be available in 1-2 weeks.

A discussion on dues payable was held. No untoward anomalies have been noted in the rate of people paying.

The Cherry Creek HOA representative briefed the board on the New Portal that is still being modified as it is being brought on line to service the community. She briefed the aspects of the Portal as well as how the board members can access various compartmented areas within the Portal. Board members were encouraged to explore the Portal and the information reports contained therein to see if any of the central aspects need to be modified in any way.

The Reserve Study was the next item discussed. The Board President indicated that he had seen a draft of the study and that he had sent it back for some minor revisions and inclusion of end of year data. The report is expected to be finalized within the next 10 days and be made available for all board members to review. Once the report is finalized and reviewed by Board Members the board will set a time, end of January-1<sup>st</sup> part of February, to do some strategic planning. Using the Reserve Study as a guide the Board will have discussions centered on the prioritization of the various Capital Project initiatives that need to be done within the community.

The Cherry Creek HOA representative was asked if their company could get some fence data from the Jackson Farm community that would perhaps serve as a "best practices" guide for the Smoky Ridge Board.

The next item discussed was the Attorney Status Report. The traditional report has been broken out into two sections. The intention of the two sections is to make the overall report more user friendly while at the same time meeting the requirements of the Board.

The Cherry Creek HOA representative provided an overview/analysis of the Smoky Ridge financial situation. Overall the community is on sound financial footing and is not in arrears in any of the targeted areas for analysis.

The established Community Committees were asked to provide updates. The Architectural Committee had no issues before them. The Entertainment Committee briefed the board on the Christmas Decoration house winners, awarding the prizes, and the need to establish some objective criteria for judging prior to next year's contest.

A brief discussion was held regarding the ownership and repair of mail boxes within the community. Multiple attempts by several people to contact the Post Office regarding this issue have been unsuccessful to date.

Another brief discussion was held about the establishment of Air B&B's within the community. Due to a lack of definitive guidance at City and County level further actions on Air B&B's within the Smoky Ridge community has been tabled for the near future.

The Smoky Ridge Board HOA meeting was adjourned at 1910 hrs.

