

**Minutes**  
**Smoky Ridge Homeowners Board Meeting**  
**10/11/2021**

The meeting was called to order by Board President David Quackenbush at 6:02 PM. All board members were in attendance and a forum was noted. There are two vacant board seats.

#### HOMEOWNERS FORUM

- 1) No homeowners addressed the Board during the Homeowners Forum

#### SECRETARY REPORT

A motion was made by Mike Carnevale and Seconded by Steve Hart to approve the September Board Meeting Minutes. The motion passed unanimously.

#### MANAGERS' REPORT

- Angela Watts reviewed:
  - **Financial Statements.** Note: Our accounts receivables (delinquent assessment payments) are about ½ of what they were a year ago. This is a result of timely follow up with delinquent homeowners.
  - **Bank Statements.**
  - Despite the outlays for tree trimming and fence replacement we are still well in the black.
  - Violations. Angela noted that there are 55 open violations, 14 in Stage 1 and 4 in Stage 4. The rest are in stages 2 and 3.
  - Axcela was approved to serve as our collection agency for fines two months ago and has already shown progress collecting fines.
  - A motion was made by Steve and seconded by David to put a lien on the property with the 5' fence. The motion passed unanimously.

#### COMMITTEE REPORTS

##### ACC Report

- Norm noted that there are 3 requests in review status, 2 are staged (pre-review), 14 were approved in September. Angela noted there were 10 requests taken care of in the last month.
- Communication between the ACC, CCHOA Professionals and homeowners has greatly improved with e-mail being more efficiently used to send approvals to homeowners, communicate internally, and when needed, request more information from homeowners.
- ACC applications have dropped off in the past month probably due to the passing of peak construction/painting season.
- Norm inquired about painting the inside of the new fences. If desired, this is up to individual homeowners and Angela will provide the stain color specs to achieve a perfect match.

##### Landscape Committee

- Steve Hart noted that the irrigation system has been broken by Trophy, Ting and Comcast in places and needs to be fixed to avoid watering the street and flushing the gutters.

- Steve noted the sprinkler system needs to be turned off, drained, and blown out this month.
- We need an invoice from JBK for already completed tree and bush trimming.
- There was a discussion regarding have Save-a-Tree (and others) provide us with a phased budget for trimming large trees. We will probably need to re-bid this item in 2022.
- Our irrigation system is still watering some streets and fences.
- A landscaping plan is needed after the fence has been completed and tree surgery has been finished.

## Social Committee

- Angela and Natasha are checking on the cost of Christmas decorations at the entry ways off Himalaya.

## OLD BUSINESS

- **CC&R and Bylaws Document Amendment Update**
  - The legal services for amending/rewriting the CC&Rs and Bylaws were again discussed. Moeller-Graf has been selected for this work. The CC&Rs and Bylaws have not been updated in decades. A meeting was scheduled with Moeller-Graf on Thursday 08/12/2021 to kick off the amendment process. Someone still needs to sign an authorization to proceed. The proposed timeline presented by Moeller-Graf may have to be adjusted.
- **Fence replacement** (Phase 2) is underway. We have obligated \$250,000.00+/- for fence replacement this year.
  - Fence Consulting Services will begin sourcing materials.
  - All the south facing fences (on the north side of the road) along Progress and Crestline will be replaced along with three sections of north facing fence along Crestline this fall.
  - Painting of the new fence installed this year will be deferred until 2022.
  - The remainder of fence replacement (approximately 1,700 LF) will be completed in 2022 and 2023.
- **Master Community Landscaping Plan.** This item was not discussed. Deferred to future board meeting.
  - Himalaya Irrigation System Revamp and Upgrade. This item was not discussed. Deferred to future board meeting.
  - Reseeding of certain grass areas. See: Master Community Landscaping Plan. Deferred to future board meeting.
  - Replacement of landscaping materials and upgrades. See: Master Community Landscaping Plan. Deferred to future board meeting.
- **Consolidate Homeowner Waste Removal.** This item was not discussed. Deferred to future board meeting. Requires vote of homeowners.
- **Community Paint Book.** This item was not discussed. Action on this item was deferred to future board meeting.
- A community plat map was provided to the Board members
- Angela will follow up w/ Moeller-Graf regarding billing for misc. opinions including opinion letters, try to find out who requested them, and see if the fees could be negotiated.

## **NEW BUSINESS**

- o There was a discussion of unlicensed cars in driveways and streets. For unlicensed cars in streets, we will refer the issue to the City of Centennial. For unlicensed cars in driveways, we will issue violation notices.
- o There are campaign signs in HOA common areas, Mike Carnevale will remove them.
- o Steve Hart noted that a list of issues was sent to Angela. We are awaiting a response.
- o A homeowner noted that the link on the website to join the Board Meetings does not work. We will be fixing the link.

## **ADJOURNMENT**

The next board meeting will be held at 6:00PM on Monday, November 8, 2021 (via ZOOM). The meeting was adjourned at 7:18 PM and went into executive session.