

Smoky Ridge Maintenance Association, Inc.
Board of Directors Meeting
April 11, 2022

Minutes

Call to Order - The Smoky Ridge Maintenance Association, Inc. Board of Directors Meeting was called to order at 6:00 pm on Monday, April 11, 2022. Board members present were David Quackenbush, Steve Hart, Mike Carnevale and Bernardo Marcial. Shannon Torgerson, CMCA®, AMS®, Director of Community Management and Cori Tiffany, Community Manager from Cherry Creek HOA Professionals was also present.

Homeowner Forum

Lynne – Wanted to know what the rule of having an unregistered vehicle is, Shannon explained

Bob – Budget Rent-A-Truck on Genoa has been parking overnight, wanted to know if it was noted. Cori explained that it was just brought to our attention and that a letter would be sent

Review of Special Meeting Minutes – March 21, 2022

Board reviewed for any changes and minutes will be approved at the next annual meeting.

Approval of Prior Meeting Minutes – March 21, 2022

Following discussion, upon a motion made by Mike, seconded by David and, upon vote, unanimously carried, the Board approved the meeting minutes from March 21, 2022 as presented.

Manager's Report

The Board reviewed the Manager's Report in detail, including the violation report and task list.

Financial Report

The Board reviewed the March 31, 2022 financial statement in detail. Following discussion, upon a motion made by Steve, seconded by Bernardo and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended March 31, 2022 subject to audit.

Committee Reports

Acc Report – There are 4 applications pending review by the Committee.

Old Business

No old business was discussed during the meeting.

New Business

Frequency of Audits has been discussed and agreed that a review will be done every other year. Following discussion, upon a motion made by Mike, seconded by David and, upon vote, unanimously carried for audits to be conducted every other year.

Fence replacement will cost \$70,095 Following discussion, upon a motion made by Mike, seconded by Steve and, upon vote, unanimously carried, the Board voted to proceed with the fence replacement on Progress with Trophy for a cost of \$70,095

Fence Stain will cost \$5165, Following discussion, upon a motion made by Mike, seconded by Steve and, upon vote, unanimously carried, the Board voted to have all fence installed in 2021 stained by Flying Colors for a cost of \$5165.00

Kelli stated she will review the concerns on the proposed declarations, Shannon will send list of concerns for review.

Adjournment – With no further business, the meeting was adjourned at 7:52 p.m. The next meeting is scheduled for Monday, May 9, 2022, at 6:00 pm.