

Minutes for 14 September, 2020 Smoky Ridge Maintenance Association (SRMA)
and Cherry Creek HOA Professionals monthly meeting

At 1800 hrs on 14 September the Board President of SRMA called the monthly meeting to order via a Zoom call. Six of the seven board members were in attendance as well as two members from the Home Owners Association and several community residents. This was the first meeting with the new Management Services Company, Cherry Creek HOA Professionals, the Community Association Manager and the Smoky Ridge Maintenance Association Board.

HOMEOWNER FORUM:

The first item on the agenda was a discussion of a tree house that had been constructed within the community without authorization from either the city or SRMA. After much discussion the Board unanimously decided to furnish the resident with a letter instructing them remove the dead tree and the tree house. Precedent, safety, and nonconformance with community guidance were the principle reasons for determining that the tree house should be dismantled.

TREASURER REPORT/MANAGEMENT REPORT:

The Community Association Manager provided a detailed financial review. The report only addressed the finances through the 31st of July, 2020. There was much discussion on the incomplete nature of the finances and the challenges faced with changing management service companies. Various key steps required for a clear financial transition between companies were discussed in detail. Though the transition has been somewhat challenging the Cherry Creek representatives did not believe there were any issues that could not be rectified. The board did not believe that they could approve the financial report based on current incomplete and inaccurate information. After further discussion, the CCHOAPros CEO recommended that the board "Approve the financials subject to Audit". The board accepted this counsel and approved the financials as indicated unanimously.

The next item discussed was the Attorney Status Report. Again there was incomplete information due to the transition activities between the management services companies. The Attorney Status Report detailing the status of fines, number of reconciliations, etc. was approved as "Amount approved subject to Audit". The intent is, upon receipt of requisite information from the previous

company, to have Cherry Creek HOA Pros do a thorough reconciliation of the information and establish a new accurate baseline. Upon completion this updated information will be provided to the SRMA.

Cherry Creek HOA Pros then discussed the process underway to reconcile the list of identified Home Owner violations from the previous management services company with the new ones that they have initially identified. This information is being assembled and put into an automated spread sheet format. The president of the HOA informed the Board of their initiative to send out welcome packets to all the home owners within the Smoky Ridge community. This welcome packet provided information about the new HOA management services company as well as requesting updated information about the residents that would be used in future HOA individual/community communications. All home owners are strongly encouraged to review the information packets and to provide the requisite information to facilitate future communications.

PRESIDENTS REPORT:

The first item of business was conducted by the Board President and centered on the requirement to purchase four Rain Sensors for the community water controllers in order to meet ECCV commercial account requirements. After extensive discussion, a motion was made to purchase these devices and have them installed. The motion passed unanimously. Another sensor may be required pending an inspection of one additional controller.

COMMITTEE REPORTS:

The ACC committee had nothing to report. The Committee Chairman stated that he believes this lack of activity was due primarily to the transition between the management service companies. He stated that the new software program supplied by Cherry Creek HOA Professionals was very user friendly and that the Committee expected requests from homeowners to be expedited quickly in the future. The new Community Association Manager injected at this point that approximately 57% of the community residents had responded to the information requested in their welcoming packets. The Social Committee Chairwoman stated that she had nothing to report due to the Covid Virus restrictions. The status of future community social activities would remain suspended indefinitely. The Landscaping Committee Chairman briefed the group on adjusting sprinkling

timers in order to better irrigate the community common property areas and reduce the amount of water used. The proliferation of dead trees was discussed as well as a section of community fencing that had been damaged by a property owner. The owner is legally liable for the repair of the fence and will be sent a letter confirming that fact within the next week.

BUSINESS DISCUSSION

The Board President also provided attendees with a detailed update on damages to our community property incurred by both COMCAST and Ting sub-contractors digging in our community common areas. His discussions with both the Mayor of Centennial and the Director of Street Maintenance will led to both companies reimbursing our community for damages incurred. The Board President also informed the attendees with the information that in December additional digging activities within the community are scheduled to commence. How to monitor and document this new activity, in order to protect community property was discussed in detail. The Community Association Manager updated the group on the status of identifying companies for future ground maintenance and snow removal contracts. There is a clearly established plan of action and this initiative is progressing in a positive manner. Selection of a company for these activities will be predicated on the consolidation of bidding information submitted to the Management Services Company and subsequently to the HOA Board.

Moving the Annual Community Board Meeting from October to November this year was discussed in detail. Based on the management services company transition activities and on the advice of legal counsel, the decision was made to move the meeting to November. A motion was made to move the date and it passed unanimously. One current Board member announced their resignation. A motion was made to leave this position unfilled until the annual November meeting. This motion also passed unanimously. The Management Services Company, on advice of counsel, and discussions with the HOA Board, will contact all homeowners of record with correspondence soliciting interest in volunteering to serve on the Smoky Ridge HOA Board. Management Services Company personnel will conduct the November annual meeting by mail in ballot. There will be a "meet the board meeting" with interested homeowners at a date to be determined, as well as an announcement by the Management Services Company personnel of new Board Member(s), again, at a date to be determined. The Board President discussed his desire to establish a committee to work on a Community

Master Plan and solicited volunteers to participate. Five personnel stated that they would volunteer in this endeavor. Future guidance on this initiative will be forthcoming. The HOA Board and the Management Services Company held a lengthy discussion on the financial aspects of the community. The transition between the previous management services company and the new management services company have been somewhat less than smooth. There was an agreement between the HOA Board and the new Management Services Company that acquiring and assembling an accurate assessment of the community fiscal posture is of paramount importance. Until this is completed, various initiatives will be stymied.

Just prior to adjournment, a community member brought to the Boards' attention that a mailbox within the community had sustained damages. A discussion was held regarding who had responsibility for repairs/replacement. The Board President and e Community Association Manager agreed to jointly inspect the box the next day and take action as deemed appropriate.

The board meeting formally adjourned at 1945 hrs.