

**SMOKY RIDGE MAINTENANCE ASSOCIATION  
BOARD MEETING MINUTES**

Smoky Hill Library  
5430 S. Biscay Circle, Centennial, CO 80015

**October 13, 2009**

6:15 P.M.

**BOARD MEMBERS PRESENT:** Dennis Myers, Norm Davey, Pamela Mullin and Mike Shaw

**BOARD MEMBERS ABSENT:** Robert Lapidow, Eric Ness & Tim Mildred

**CPMG:** Brittney Johnson

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Minutes taken and written by Brittney Johnson

**Meeting called to order at 6:30 p.m. by Dennis Myers after quorum was established.**

**Contractor Presentation:** Jeanne Toro, Tobey & Toro, P.C.

Jeanne updated the Board on accounts currently with the attorney and noted that the Board should not have had any balance to write off from Stockman, 5495 S. Gibraltar Street, as payment in full was received.

There was discussion regarding proposed changes to the Association's governing documents. Jeanne is drafting them for the Board's consideration.

**Homeowner Forum:**

Patrick, 5485 S. Dunkirk Way: Requested that the Board waive the \$50.00 fine that was previously assessed for the dead spots in the front lawn as the issue has been resolved.

Steve Greer, 5244 S. Genoa Way: Informed the Board that he has been working on cleaning the oil stains and has placed a pan in the driveway to avoid additional issues. Requested that the Board give him direction to avoid further violations.

**Minutes:** On a motion duly made, seconded and unanimously carried, it was resolved to approve the Sept. 8, 2009 minutes as written.

**Financials:** The Board reviewed the September 2009 financials.

- On a motion duly made, seconded and unanimously carried, it was resolved to send 5356 S. Gibraltar Court to the attorney for collections.

**President's Report:** None

**Unfinished Business:**

- **Common area fencing physical:** The Board requested that CPMG find out what kind of additional support can be added to the bottom of the damaged panels to ensure that the same problem will not resurface. A letter will be drafted for the Board to review to be sent out to the homeowners whose landscaping is currently damaging the fence.

**New Business/Topics from the Board:**

- **Snow removal contract:** On a motion duly made, seconded and unanimously carried it was resolved to approve the snow removal proposal from Saddle Ridge Excavation.
- **2010 JBK contract renewal proposal:** On a motion duly made, seconded and unanimously carried it was resolved to approve the 2010 JBK landscaping proposal in the amount of \$29,160.00.
- **Reserve study draft:** The Board will review the report and discuss any questions or changes at the November meeting.
- **2010 CPMG contract:** On a motion duly made, seconded and unanimously carried it was resolved to approve the 2010 CPMG contract in the amount of \$2000.00 per month.

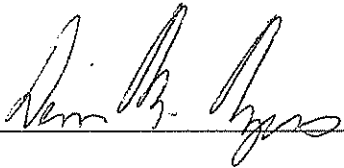
**Manager's Report/ACC Log:** The Board reviewed the written report Architectural request forms will be sent to the committee electronically if possible. Once CPMG receives two approvals via email it will be signed by the manager as agent and a letter will be sent to the homeowner.

**Property Inspection Report/Hearings:**

- **19958 E. Crestline Pl.-** The Board did not assess a fine per 2<sup>nd</sup> paint violation as the issue has been resolved.
- **19438 E. Crestridge Circle-** The Board did not assess a fine for the 3<sup>rd</sup> window screen violation as the issued has been resolved.
- **5485 S. Dunkirk Way-** The Board waived the previously assessed \$50.00 fine for 2<sup>nd</sup> landscape violation as the issue has been resolved.
- **5495 S. Dunkirk Way-** The Board did not assess a fine for the 3<sup>rd</sup> Notice of violation of \$100.00 for the building debris on the side as the issue has been resolved.
- **5495 S. Dunkirk Way -** The Board did not assess \$100.00 for the 3<sup>rd</sup> Notice of violation for the weeds on the front lawn as the issue has been resolved.
- **5449 S. Espana Ct.-** The Board denied the homeowners request for an extension to repair the broken pickets as they are requiring all homeowners to make the repairs within 30 days. Notify the homeowner that the repairs must be made within 30 days to avoid future violations and fines.
- **5133 S. Flanders Lane-** The Board assessed a \$50.00 fine per 2<sup>nd</sup> notice of violation for the oil stains.
- **5399 S. Flanders Way-** The Board will not assess a fine per 2<sup>nd</sup> notice of violation as the homeowner is working to resolve the issue. The landscaping will be re-evaluated in the spring.
- **5416 S. Fundy Circle-** The Board will not assess a fine per 2<sup>nd</sup> or 3<sup>rd</sup> notice of violation for the bare spots as the homeowner is working to resolve the issue.
- **5478 S. Fundy Circle-** The Board will not assess a fine per 2<sup>nd</sup> notice of violation for dry grass as long as homeowner submits ACC form for proposed modifications to the affected area.
- **5488 S. Fundy Circle-** The Board assessed a \$100.00 fine per 3<sup>rd</sup> tree violation as it continues to be an issue.
- **5488 S. Fundy Circle -** The Board assessed a \$100.00 fine per 3<sup>rd</sup> landscape violation as it continues to be an issue.

- **5482 S. Genoa St.** - The Board directed CPMG to find out if the fence received approval and notify the homeowner that the repairs to the pickets and the installation of the section of fencing along the side of the residence must be completed within 30 days to avoid future violations and fines.
- **5244 S. Genoa Way** - The Board did not assess a fine per 2nd garage door violation as the issue has been resolved.
- **5392 S. Halifax Cir-** The Board assessed a \$50.00 fine per 2<sup>nd</sup> and \$100.00 fine per 3<sup>rd</sup> trash violations.
- **19821 E. Prentice Ln-** The Board assessed a \$50.00 fine per 2<sup>nd</sup> and \$100.00 fine per 3<sup>rd</sup> trailer violations.
- **19829 E. Prentice Pl-** The Board assessed a \$50.00 fine per 2<sup>nd</sup> notice of violation for weeds in the front lawn.
- **19829 E. Prentice Pl.** - The Board assessed a \$100.00 fine per 4<sup>th</sup> notice of violation for bare spots in the front lawn.
- **19859 E. Prentice Pl-** The Board assessed a \$100.00 fine per 4<sup>th</sup> notice of violation for bare spots in the front lawn.
- **19859 E. Prentice Pl.** - The Board assessed a \$50.00 fine per 2<sup>nd</sup> notice of violation for the weeds in the front lawn.
- **19913 E. Progress Pl-** The Board waived the previously assessed fine of \$50.00 for the fence picket violation as the issue has been resolved.

**Adjournment:** The meeting was adjourned at 8:45 p.m. The next meeting will be held on Nov. 9, 2009, at 6:15pm at the Smoky Hill Library, 5430 S. Biscay Circle, Centennial, CO 80015.

Approved: 

Date: 11/10/09