

**SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES
Smoky Hill Library
5430 S. Biscay Circle, Centennial, CO 80015
November 10, 2009
6:15 P.M.**

BOARD MEMBERS PRESENT: Dennis Myers, Robert Lapidow and Pamela Mullin

BOARD MEMBERS ABSENT: Norm Davey and Mike Shaw

CPMG: Brittney Johnson

Minutes taken and written by Brittney Johnson

Meeting called to order at 6:20 p.m. by Dennis Myers after quorum was established.

Contractor Presentation: None.

Homeowner Forum:

Kerry Walton, 5495 S. Dunkirk Way: Requested that the Board waive \$100.00 in fines that was previously assessed as both issues have been resolved and he was not aware that they were in violation at the time.

Marty Reiswig, 5172 S. Espana Ct.: Informed the Board of repairs they have been working on since purchasing the property and indicated that he would like to get involved in the community.

Michael Cohenour, 5346 S. Gibraltar Ct.: Informed the Board that the trailer has been removed from the driveway and requested that the fines not be assessed as he has found permanent storage

Minutes: On a motion duly made, seconded and carried with Robert abstaining, it was resolved to approve the Oct. 13, 2009 minutes as written.

Financials: The Board reviewed the October 2009 financials.

- On a motion duly made, seconded and unanimously carried, it was resolved to approve the 2010 budget as presented.

President's Report: Dennis reported that a section of fencing was damaged behind 5175 S. Fundy Street. CPMG has obtained proposals to have it repaired and will be contacting the homeowner regarding their portion. He also mentioned that there appears to be some tagging on the signs and utility boxes in the community. CPMG will put information about the graffiti hotline in the newsletter.

Unfinished Business:

- **Common area fencing physical:** The Board reviewed the final report from Fence Consulting Services and the letter to be mailed out to the homeowners

whose landscaping is currently damaging the fence. Recommended revisions will be made and this project will be discussed at the December meeting.

- **Reserve Study notes:** The Board tabled this item until the December meeting.

New Business/Topics from the Board:

- **Covenant enforcement policy; discussion regarding certified mail:** The Board directed CPMG to draft a revision to the current rules to review at the December meeting that states that violation letters will be sent out via regular first class mail or certified at the Board's discretion.
- **Proposed amendments to the Association's governing documents:** The Board tabled this item until the December meeting.
- **Resolution regarding reserve studies and funding plan for such reserve studies:** The Board directed CPMG to draft a rule regarding reserve studies to review at the December meeting.

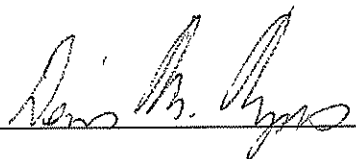
Manager's Report/ACC Log: The Board reviewed the written report

Property Inspection Report/Hearings:

- **19917 E. Crestline Pl.** - The board will evaluate the dead trees in the spring before assessing a fine per 2nd notice of violation.
- **19987 E. Crestline Pl.** - The board will evaluate the dead trees in the spring before assessing a fine per 2nd notice of violation.
- **5495 S. Dunkirk Way** - The board waived the \$50 fine previously assessed for the building debris.
- **5193 S. Flanders Ln.** - The board will evaluate the dead trees in the spring before assessing a fine per 2nd notice of violation.
- **5488 S. Fundy Cir.** - The board assessed a \$100.00 fine per 4th notice of violation for the dead tree limb as it continues to be an issue.
- **5488 S. Fundy Cir.** - The board assessed a \$100.00 fine per 4th notice of violation for the bare spots in the front yard as it continues to be an issue.
- **5482 S. Genoa St.** - The board assessed a \$50.00 fine per 2nd notice of violation for the broken fence pickets as it continues to be an issue.
- **5344 S. Genoa Way** - The board will evaluate the dead trees in the spring before assessing a fine per 2nd notice of violation.
- **5374 S. Genoa Way** – The board did not assess a fine per 2nd notice of violation for the dead tree in the backyard as the issue has been resolved.
- **5181 S. Gibraltar Ct.** – The board assessed a \$100.00 fine per 4th notice of violation for the weeds and bare spots in the front lawn.
- **5346 S. Gibraltar Ct.** – The board has suspended the \$50.00 fine per 2nd and \$100.00 fine per 3rd notice of violation for the trailer for 6 months provided the violation does not reoccur.
- **5302 S. Halifax Cir.** - The board will evaluate the dead trees in the spring before assessing a fine per 2nd notice of violation.
- **5322 S. Halifax Cir.** – The board did not assess a fine per 2nd notice of violation for the dead tree in the front yard as the issue has been resolved.
- **5364 S. Halifax Cir.** - The board will evaluate the dead trees in the spring before assessing a fine per 2nd notice of violation.
- **5392 S. Halifax Cir** – The board assessed a \$100.00 fine per 3rd notice of violation for the trash can as it continues to be an issue.

- **19821 E. Prentice Ln.** – The board assessed a \$100.00 fine per 4th notice of violation for the trailer in the driveway as it continues to be an issue.
- **19852 E. Prentice Ln.** - The board will evaluate the weeds in the driveway in the spring before assessing a fine per 2nd notice of violation.
- **19820 E. Prentice Pl.** – The board did not assess a fine per 3rd notice of violation for the garage door painting as the issue has been resolved.
- **19724 E. Progress Cir.** – The board did not assess a fine per 2nd notice of violation for the damaged fence gate as the issue has been resolved.
- **19895 E. Progress Ln.** – The board assessed a \$100.00 fine per 3rd notice of violation for the weeds and dry spots in the front lawn as it continues to be an issue.
- **19913 E. Progress Pl.** – The board did not assess a fine per 2nd notice of violation for painting house as the homeowner sent in the ACC request form.
- **19982 E. Red Fox Ln.** - The board will evaluate the weeds in the front lawn in the spring before assessing a fine per 2nd notice of violation.
- **19925 E. Williamette Ln.** – The board will not assess a \$50.00 fine per 2nd notice of violation for the cracked garage door provided that it is repaired by 4/13/10.

Adjournment: The meeting was adjourned at 8:10 p.m. The next meeting will be held on Dec. 8, 2009, at 6:30pm at the Smoky Hill Library, 5430 S. Biscay Circle, Centennial, CO 80015.

Approved: 

Date: 12/8/09