

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING
Smoky Hill Branch Library
DECEMBER 1, 2008

Present:

Tim Mildred – VP
Pamela Mullin – Sec/Treas.
Norm Davey, Director
Dennis Myers, Director
Mike Shaw, Director

Absent: Eric Ness

Also Present:

Edytha Hicok – ACT Accounting
Mary Johnson – ACT Accounting (Recording Secretary-Minutes)
Jeanne Toro, Legal Counsel

Call to Order at 6:47 P.M.

Minutes Approval:

ACT Accounting has never received the minutes from Eric Ness for the Annual Meeting on March 3, 2008. Norm will contact Eric to remind him that the minutes are needed.

Board Meeting, October 1, 2008 – There were no objections.

There are no official minutes from the Board Meeting on November 12, 2008 because there was no quorum.

Covenant Community Services: Norm Davey said he was satisfied with the final report from CCS. We will not need anymore inspections through the end of the year. CCS may give a credit to Smoky Ridge. Smoky Ridge wishes to formally notify Covenant Community Services that their services will no longer be needed. Smoky Ridge extends their appreciation and thanks to Covenant Community Services for all their work and for making Norm's job easier and we wish them well. Edytha will forward all letters, notices, etc. to The Colorado Property Management Group Inc.

Jeanne Toro discussed Legislative changes in 2008 session of Co. General Assembly. She suggested the board may want to make changes in bylaws to take care of these.

Board members can make decisions/vote between meetings.

If home owners have disabilities, they must be allowed to put up things like ramps, etc. even if the association rules don't allow it. The association can require some guidelines to be followed, and can require an application from the homeowner.

Solar power, evaporated coolers, etc. must be allowed, but can be regulated so it's attractable and guidelines are followed.

Financial Reports

Accounts Receivable

#00131 – Demand letter sent, but 30 days hasn't expired yet

#00225 – Demand letter sent

#00712 – Foreclosure was withdrawn. New foreclosure is set for 2/25/09. Owner has no money-it's not worth suing. Let the foreclosure happen. Late charges can accumulate.

#00840 –Proceeding with garnishment.

#01102 – Pd. \$1,156.70 Jeanne suggested we write off any other charges – Norm moved to waive any remaining late fees if the check doesn't bounce- It pays the account in full.

Dennis Myers seconded it and the board approved it.

#01217 – Judgment was received. We will serve interrogatories on her.

#01219 – Owner called about painting. He will try to get painted before weather gets too bad or he will call Jeanne.

Edytha wants to get rid of the very small credit balances on about 5 accounts. The board wants to leave them on and let them clean up with the next billing.

The Financial Statement from 11/30/2008 was presented with no issues.

2009 Budget and Dues

There was discussion about the water bill. It's about \$7000 more than last year. ACT will get copies of all the 2008 East Cherry Creek Valley water bills and any irrigation repair invoices from JBK Landscape, Inc. to Mike Shaw and he will talk to JBK to see if there are any leaks.

There was discussion about fence repair and the \$10,833.21 paid to Deckmaster in 2008.

There was discussion about the possibility of raising dues as there was some concern about not having enough reserve funds.

There was also discussion about the JBK Landscape contract.

Norm Davey motioned to accept the 2009 budget as is. Dennis Myers seconded it and the board approved it. The budget can be sent with invoices for the 2009 assessments by The Colorado Property Management Group, Inc.

Edytha reported that Nancy Foss, CPA is scheduled to do a full 2008 Audit and Tax Return on December 16, 2008 and the board approved it. Pam Mullin signed the approval.

The 2009 JBK Landscape contract was approved. Tim Mildred signed it.

There were no new potential board members reported.

Two contracts were presented for snow removal – JBK Landscape, Inc. and Saddle Ridge Excavation. Jeanne did not think the Saddle Ridge contract had enough detailed information. She will work with Saddle Ridge to make changes to its contract for snow removal. It is the board's intention to sign the Saddle Ridge contract after it is revised.

To date only \$660 has been paid for snow removal. The board thought this was too low and questioned if invoices had been coded correctly.

Edytha will check to see if an application was received by homeowner who replaced windows but didn't put **gridded** windows in.

Edytha said goodbye to the board. This was her last meeting with them. The board thanked Edytha for all her hard work.

The meeting adjourned at 8:08 p.m.