

SMOKY RIDGE MAINTENANCE ASSOCIATION  
BOARD MEETING MINUTES  
Peakview Elementary  
April 15, 2009  
6:30 P.M.

**BOARD MEMBERS PRESENT:** Tim Mildred, Pamela Mullin, Dennis Myers, Norm Davey, and Robert Lapidow

**BOARD MEMBERS ABSENT:** Eric Ness

**GUEST:** Jeanne Toro, Tobey & Toro, P.C.

**CPMG:** Jennifer Wyman

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Minutes taken and written by Jennifer Wyman

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

Jeanne Toro updated the Board of each collection account with her firm.

**Minutes:** March 18, 2009. Robert Lapidow noted a name correction and made a motion to approve the minutes as correct, seconded by Norm Davey, passed unanimously.

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

**Discussion:** Norm Davey made a motion to send 5241 S. Genoa Way to the attorney for collections, seconded by Robert Lapidow, passed unanimously.

**President's Report:** Eric Ness  
Absent

**Unfinished Business:**

**2008 audit draft:** The Board reviewed the draft, however have tabled the decision to have it finalized until Jeanne Toro can clarify a statement in their report concerning common areas.

**2009 audit proposals:** The Board agreed to table this matter until the May meeting.

**Bylaw amendment:** Dennis Myers made a motion to adopt an amendment to the Bylaws regarding Board member conflict of interest, seconded by Mike Shaw, passed unanimously.

**Proposed rule changes:** The Board reviewed the proposed rule changes as presented by Jeanne Toro and unanimously agreed that they can be mailed to all homeowners to review before they are adopted at the May 20, 2009 Board meeting.

**New Business:**

**ACC requirements for window installation:** The Board discussed the policy concerning window grids and concluded that they will approach all homeowners in the next few months to explore the possibility of revising the policy requiring window grids. Once homeowners have an opportunity to express their opinion, the Board will discuss the matter further.

**Discussion:** The Board discussed the water bill and the revisions ECCV will be making to their billing and the possibility of receiving a credit for inaccurate billing last season. They also discussed some landscaping work that needs to be done to the common areas, in which JBK will submit proposals for. The Board also discussed xeriscaping and possibility of creating requirements for homeowners who wish to xeriscape their front yards.

**Adjournment:** Pam Mullin made a motion to adjourn the meeting at 8:30 p.m., seconded by Robert Lapidow, passed unanimously. The next meeting is scheduled for May 20, 2009 at 6:30 p.m.