

SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES

19375 E. Prentice Lane
Centennial, CO 80015

July 15, 2009
6:30 P.M.

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

BOARD MEMBERS ABSENT: Tim Mildred and Robert Lapidow

GUEST: Cliff Baker-Fence Consulting Services, Inc.

ASSOCIATION ATTORNEY: Jeanne Toro-Tobey & Toro, P.C.

CPMG: Jennifer Wyman, Brittney Johnson, and Lynda Reifman

Minutes taken and written by Jennifer Wyman

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

Guest: Cliff Baker of Fence Consulting Services explained to the Board that the perimeter fence does not need to be replaced; rather it needs some minor maintenance. Cliff explained that a fence needs to be replaced when 50% or more of the posts need to be replaced, which is not the case with the Association's fence. Cliff informed that his firm can do a "fence physical" at no charge to the Association and will provide a report listing all maintenance necessary, as well as third party abuse. He will also provide an estimate for the necessary repairs. Eric Ness made a motion to have Fence Consulting Services perform the fence physical, seconded by Norm Davey, passed unanimously.

Homeowner Forum: Steve Martin of 5416 S. Fundy Circle informed the Board that he is currently in the process of completing the remaining landscape work in his front yard, to resolve the violation concerning the condition of his front yard. He will remain in contact with ACC chair, Norm Davey, on the specifics of the project.

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

Minutes: June 17, 2009. Norm Davey made a motion to approve the minutes as written, seconded by Pam Mullin, passed unanimously.

Financials: The Board reviewed the June 2009 financials.

President's Report: Dennis Myers
-Nothing new to report.

Mike Shaw reported that the dead tree behind 5115 S. Fundy Street is not going to be replaced, as approved in June, due to lack of irrigation.

Unfinished Business:

Landscape proposals: The Board unanimously agreed to table any additional landscape improvement work at least until the fall.

New Business:

Reserve study proposal: CPMG is still in the process of obtaining proposals for the reserve study and will bring proposals to the August meeting.

Lynda Reifman of CPMG asked the Board to allow for a manager re-assignment from Jennifer Wyman to Brittney Johnson, due to the Brittney's experience with upcoming projects the Association will undergo. After further discussion, Mike Shaw made a motion to accept the manager re-assignment, seconded by Eric Ness, 1 abstention, motion passed.

In order to accommodate Brittney's schedule the Board agreed to change the Board meeting date to the second Tuesday of each month at 6:30 p.m. CPMG will mail notification to all owners informing of the change.

Adjournment: The meeting was adjourned at 8:05 p.m. The next meeting is date is to be determined.