

**SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES**

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

September 8, 2009

6:30 P.M.

BOARD MEMBERS PRESENT: Dennis Myers, Norm Davey, Robert Lapidow, Pamela Mullin and Eric Ness

BOARD MEMBERS ABSENT: Mike Shaw & Tim Mildred

CPMG: Brittney Johnson

Minutes taken and written by Brittney Johnson

Meeting called to order at 6:31 p.m. by Dennis Myers after quorum was established.

Contractor Presentation: None

Homeowner Forum:

Angie Welton, 19848 E. Prentice Ave, - Informed the Board that the basketball hoop violation had been resolved and requested that they not assess the \$50.00 fine.

Minutes: On a motion duly made, seconded and unanimously carried, it was resolved to approve the Aug. 13, 2009 minutes as written.

Financials: The Board reviewed the August 2009 financials.

- On a motion duly made, seconded and unanimously carried, it was resolved to write off the delinquent amount of \$246.78 on Stockman, 5495 S. Gibraltar Street, and send it to the collection agency.

President's Report: None

Unfinished Business:

- **Common area fencing physical:** The Board requested that CPMG obtain information about budgeting to have the entire fence stained. In addition, CPMG will talk to the attorney about billing back the cost to repair the damaged sections of the fence to the responsible parties or giving them the opportunity to make the repairs themselves.

New Business/Topics from the Board:

- **Approval process for architectural requests:** The Board clarified the committee members to include Norm Davey, Mike Shaw, Dennis Meyers and Pamela Mullin. CPMG will continue to deliver copies of all requests to Norm who will coordinate the approval with the other committee members.
- There was discussion regarding moving the meetings up to 6:15pm instead of 6:30pm to accommodate schedules. CPMG will email Board to see if this works for all members.

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

Property Inspection Report/Hearings:

- **19723 E. Belleview Pl.-** The Board did not assess a fine for the dead tree violation as the issue has been resolved.
- **19743 E. Belleview Pl.-** The Board will inspect the lawn at this residence and let us know how to proceed based on the homeowner's correspondence.
- **19855 E. Belleview Pl.-** The Board assessed a \$50.00 fine per 2nd landscape violation as it continues to be an issue.
- **19948 E. Belleview Pl.-** The Board assessed a \$50.00 fine per 2nd landscape violation as it continues to be an issue.
- **19438 E. Crestridge Cir.-** The Board did not assess a fine for the garage door violation as the issue has been resolved.
- **19438 E. Crestridge Cir.-** The Board assessed a \$50.00 fine per 2nd window screen violation as it continues to be an issue.
- **19510 E. Crestridge Cir.-** The Board did not assess a fine for the landscape violation as the issue has been resolved.
- **19539 E. Crestridge Cir.-**The Board directed CPMG to remove the fence violations from the homeowner's record and wait for them to submit an ACC request to paint it.
- **19589 E. Crestridge Cir.-** The Board did not assess a fine for the tree violation as the issue has been resolved.
- **5485 S. Dunkirk Way-** The Board assessed a \$50.00 fine per 2nd landscape violation as it continues to be an issue.
- **5495 S. Dunkirk Way-** The Board assessed a \$50.00 fine per 2nd landscape violation as it continues to be an issue.
- **5495 S. Dunkirk Way-** The Board assessed a \$50.00 fine per 2nd violation for building debris on the side as it continues to be an issue.
- **5172 S. Espana Ct.-** The Board did not assess a fine for the painting violation as the issue has been resolved.
- **5172 S. Espana Ct.-** The Board assessed a \$50.00 fine per 2nd landscape violation as it continues to be an issue.
- **5103 S. Flanders Ln.-** The Board assessed a \$50.00 fine per 2nd landscape violation as it continues to be an issue.
- **5416 S. Fundy Cir.-** The Board will inspect the landscape at this property and direct CPMG how to proceed.
- **5488 S. Fundy Cir.-** The Board assessed a \$50.00 fine per 2nd tree violation as it continues to be an issue.
- **5488 S. Fundy Cir.-** The Board assessed a \$50.00 fine per 2nd landscape violation as it continues to be an issue.
- **5110 S. Genoa Ct.-** The Board did not assess a fine for the painting violation as the issue has been resolved.
- **5179 S. Genoa Ct.-** The Board directed CPMG to provide them with contact information for the complaining party so that they may verify the condition of the back yard before assessing a fine.
- **5482 S. Genoa St.-** The Board assessed a \$50.00 fine per 2nd violation for the fence post installation as it continues to be an issue.

- **5141 S. Gibraltar Ct.**- The Board will not assess a fine for the landscape violation provided that the issue is resolved by the end of September, 2009.
- **5181 S. Gibraltar Ct.**- The Board assessed a \$50.00 fine per 2nd violation for the tree runners in the back yard as it continues to be an issue.
- **5181 S. Gibraltar Ct.**- The Board assessed a \$100.00 fine per 3rd violation for weeds and bare spots in the front lawn as it continues to be an issue.
- **5356 S. Gibraltar Ct.**- The Board assessed a \$100.00 fine per 5th window screen violation as it continues to be an issue.
- **5488 S. Gibraltar Ct.**- The Board did not assess a fine for the basketball hoop violation as the issue has been resolved.
- **5488 S. Gibraltar Ct.**- The Board assessed a \$100.00 fine per 4th fence violation as it continues to be an issue.
- **19848 E. Prentice Ave.**- The Board did not assess a fine for the basketball hoop violation as the issue has been resolved.
- **19858 E. Prentice Ave.**- The Board will not assess a fine for the painting violation provided that the issue is resolved by September 30, 2009.
- **19820 E. Prentice Pl.**- The Board will not assess a fine for the painting violation provided that the garage door is painted by the end of September, 2009.
- **19829 E. Prentice Pl.**- The Board assessed a \$100.00 fine per 3rd landscape violation as it continues to be an issue.
- **19859 E. Prentice Pl.**- The Board assessed a \$100.00 fine per 3rd landscape violation as it continues to be an issue.
- **19895 E. Progress Ln.**- The Board assessed a \$50.00 fine per 2nd landscape violation as it continues to be an issue.
- **19913 E. Progress Pl.**- The Board assessed a \$50.00 fine per 2nd fence violation as it continues to be an issue.
- **19963 E. Progress Pl.**- The Board did not assess a fine for the fence violation as the issue has been resolved.
- **19925 E. Williamette Ln.**- The Board will not assess a fine for the landscape violation provided that the issue is resolved by the end of September, 2009.

Adjournment: The meeting was adjourned at 7:45 p.m. The next meeting will be held on Oct. 13, 2009, at 6:30pm at the Smoky Hill Library, 5430 S. Biscay Circle, Centennial, CO 80015.

 10/13/09