

**SMOKY RIDGE MAINTENANCE ASSOCIATION
BOARD MEETING MINUTES**

Meeting place: Smoky Hill Library
5430 S. Biscay Circle, Centennial, CO 80015
October 11, 2011

BOARD MEMBERS PRESENT: Norm Davey, Robert Lapidow, Katie Gooch, Mike Shaw, Robert Lauderdale, Marisa Lindley and Kim Driggs

BOARD MEMBERS ABSENT: none

CPMG: Brittney Johnson

Minutes taken and transcribed by Katie Gooch

Meeting called to order at 8:24p.m. by Norm Davey after quorum was established.

Homeowner Forum:

Rhonda Reed, 19548 E. Crestridge Cir. – Stated she has received violation letter regarding oil stain on her driveway and has tried many types of solutions to remedy the problem. She claims the stains have lightened up significantly and is requesting the Board re-evaluate her driveway and to remove fines for the violation.

Minutes: On a motion duly made, seconded and unanimously carried it was resolved to approve the September 13, 2011 minutes as written.

Election of Officers:

On a motion duly made, seconded and unanimously carried out it was resolved to elect Norm Davey as President, Robert Lauderdale as Vice President, Katie Gooch as Secretary, and Marisa Lindley as Treasurer.

Financials: The Board reviewed and approved the September 2011 financials, status report and delinquency report.

On a motion duly made, seconded and unanimously carried it was resolved to approve the following recommended write-offs:

19888 E. Prentice Ave.
Gilbert & Deborah Arredondo
Amount: \$82.70

5191 S. Gibraltar Ct.
Richard Mack Jr. & S. Lewis Jr.
Amount: \$2,582.76

19988 E. Belleview Pl.
Jim Vigil Pre Chapt. 7
Amount: \$117.25

19988 E. Belleview Pl.
Jim Vigil
Amount: \$196.08

On a motion duly made, seconded and unanimously carried the Board waived all delinquent accounts \$15 or less.

Attorney Status Report: The Board reviewed the October 2011 report from Moeller Graf.

President's Report: None

New Business:

Snow Removal Proposals - After the Board reviewed the proposed snow removal contracts from Saddle Ridge Excavation and JBK Landscape, on a motion duly made, seconded and unanimously carried it was resolved to approve the proposal for the snow removal contract from Saddle Ridge Excavation.

Unfinished Business:

Proposed Amendments to Governing Documents – The Board tabled further discussion until the November 2011 meeting.

ACC Guidelines – Marisa Lindley will write a final draft of the guidelines to be reviewed at the November 2011 meeting and mailed out to all homeowners with the December mailing of dues invoices.

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

Property Inspection Report/Hearings:

19990 E. Belleview Lane - The Board will not assess a fine per 2nd notice of violation for the oil spots provided that they are removed within 30 days of receiving this letter.

19681 E. Belleview Pl. – The Board did not assess a fine per 3rd notice of violation for the dry grass.

19723 E. Belleview Pl. – The Board assessed a \$50.00 fine per 2nd notice of violation for the weeds.

19723 E. Belleview Pl. – The Board assessed a \$100.00 fine per 3rd notice of violation for the dead tree.

19723 E. Belleview Pl. – The Board assessed a \$100.00 fine per 3rd notice of violation for the dry grass.

19743 E. Belleview Pl. – The Board assessed a \$100.00 fine per 3rd notice of violation for the weeds.

19948 E. Belleview Pl. - The Board will waive the previously assessed \$50.00 fine per 2nd notice of violation for the weeds.

19988 E. Belleview Pl. – The Board assessed a \$100.00 fine per 4th notice of violation for the oil spots in the driveway.

19917 E. Crestline Pl. – The Board will waive the previously assessed \$50.00 fine per 2nd notice of violation for the dead trees provided that they are removed within 30 days of receiving this letter.

19917 E. Crestline Pl. – The Board will not assess a fine per 3rd notice of violation for the dead trees provided that they are removed within 30 days of receiving this letter.

19927 E. Crestline Pl. – The Board did not assess a fine per 5th and 6th notice of violation for the trash can in front.

19408 E. Crestridge Cir. - The Board did not assess a fine per 2nd notice of violation to trim the trees and bushes.

19408 E. Crestridge Cir. – The Board did not assess a fine per 2nd notice of violation to remove the dead bushes.

19438 E. Crestridge Cir. – The Board assessed a \$50.00 fine per 2nd notice of violation for the weeds.

19438 E. Crestridge Cir. – The Board assessed a \$100.00 fine per 3rd notice of violation for the dry grass.

19458 E. Crestridge Cir. – The Board will waive the previously assessed \$50.00 fine per 2nd notice of violation for the oil spots in the driveway.

19510 E. Crestridge Cir. – The Board assessed a \$50.00 fine per 2nd notice of violation for the oil spots.

5433 S. Dunkirk Way - The Board assessed a \$100.00 fine per 3rd notice of violation for the weeds.

5433 S. Dunkirk Way - The Board did not assess a fine per 3rd notice of violation for dry grass.

5433 S. Dunkirk Way - The Board did not assess a fine per 2nd and 3rd notice of violation for the trash bag in front.

5133 S. Flanders Lane - The Board assessed a \$100.00 fine per 3rd notice of violation for the oil spots.

5385 S. Flanders Way - The Board assessed a \$100.00 fine per 7th notice of violation for the damaged fence gate on the right side of the home.

5110 S. Genoa Ct. – The Board assessed a \$100.00 fine per 3rd notice of violation for the oil spots.

5241 S. Genoa Way - The Board assessed a \$100.00 fine per 10th notice of violation for the dead tree in the front yard.

5241 S. Genoa Way - The Board assessed a \$100.00 fine per 4th notice of violation for the oil spots.

5181 S. Gibraltar Court - The Board assessed a \$50.00 fine per 2nd notice of violation for the oil spots by the big garage.

5181 S. Gibraltar Court - The Board assessed a \$100.00 fine per 3rd notice of violation for the weeds in the grass.

5468 S. Gibraltar Court - The Board did not assess a fine per 2nd notice of violation for the trash in the driveway.


5352 S. Halifax Cir. – The Board assessed a \$100.00 fine per 3rd notice of violation for the dry grass.

19877 E. Prentice Ave. – The Board did not assess a fine per 2nd notice of violation to mow the lawn.

19859 E. Prentice Pl. - The Board assessed a \$100.00 fine per 3rd notice of violation for the dry grass.

Correspondence: The Board reviewed the written correspondence.

Adjournment: The meeting was adjourned at 8:41 p.m. The next meeting will be held on November 8, 2011 at 6:30pm at Smoky Hill Library, 5430 S. Biscay Circle, Centennial, CO 80015.

Approved: 

Date: 11/8/2011