

**SMOKY RIDGE MAINTENANCE ASSOCIATION**  
**BOARD MEETING MINUTES**  
Meeting place: Smoky Hill Library  
5430 S. Biscay Circle, Centennial, CO 80015  
**December 13, 2011**  
6:30 P.M.

**BOARD MEMBERS PRESENT:** Norm Davey, Robert Lapidow, Katie Gooch, and Kim Driggs

**BOARD MEMBERS ABSENT:** Mike Shaw, Robert Lauderdale, and Marisa Lindley

**CPMG:** Brittney Johnson

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*Minutes taken and transcribed by Katie Gooch*

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

**Homeowner Forum:** None

**Minutes:** On a motion duly made, seconded and unanimously carried it was resolved to approve the November 8, 2011 minutes as written.

**Financials:** The Board reviewed and approved the November 2011 financials, status report and delinquency report, subject to audit.

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

**President's Report:** None

**New Business:**

*Community Fence Repairs* – The Board agreed to table this discussion until the January 2012 meeting when other Board members will be present.

*Winter Trash Pickup* - The Board approved adding weekly winter trash pickup (trash and debris in the common areas) back into the current landscaping contract with JBK Landscaping in the amount of \$384 per year.

**Unfinished Business:**

*Proposed Amendments to Governing Documents* – The Board reviewed the number of consent forms received to date. New consent forms were mailed out the first week of December to homeowners who have not yet responded. The Board will review responses received at the next meeting in January.

*Dog Trash Stations* – The Board discussed the possible installation of dog waste trash stations and signs around the community. It was agreed to not install trash cans at this time due to the high cost.

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

**Property Inspection Report/Hearings:**

19989 E. Belleview Lane - The Board assessed a \$50.00 fine per 2<sup>nd</sup> notice of violation to replace the driveway.

19510 E. Crestridge Circle - The Board assessed a \$100.00 fine per 4<sup>th</sup> notice of violation for the oil spots.

5385 S. Flanders Way - The Board assessed a \$100.00 fine per 3<sup>rd</sup> notice of violation to paint the home.

5385 S. Flanders Way - The Board assessed a \$100.00 fine per 8<sup>th</sup> notice of violation for the damaged fence gate on the right side of the home.

5110 s. Genoa Court - The Board assessed a \$100.00 fine per 5<sup>th</sup> notice of violation for the oil spots.

5271 S. Genoa Way - The Board will not assess a fine per 2<sup>nd</sup> notice of violation for the trash can on the side of the home provided that the can is not observed on the side of the home within the next 6 months.

5181 S. Gibraltar Court - The Board assessed a \$100.00 fine per 3<sup>rd</sup> notice of violation for the oil spots by the big garage.

5468 S. Gibraltar Court - The Board will waive the previously assessed \$50.00 fine per 2<sup>nd</sup> notice of violation for the dry grass.

5352 S. Halifax Circle - The Board will waive the previously assessed \$100.00 fine per 4<sup>th</sup> notice of violation for the dry grass.

**Correspondence:** The Board reviewed the written correspondence.

**Adjournment:** The meeting was adjourned at 6:50 p.m. The next meeting will be held on January 10, 2012 at 6:30pm at Smoky Hill Library, 5430 S. Biscay Circle, Centennial, CO 80015.

Approved: 

Date: 1/16/12