

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE SMOKY HILL METROPOLITAN DISTRICT HELD NOVEMBER 23, 2020

The Regular Meeting of the Board of Directors (“Board”) of the Smoky Hill Metropolitan District (“District”) was held on Monday, November 23, 2020, at 7:01 p.m. Due to the public health concerns the meeting was held virtually via Zoom. Links and call-in information were provided. The meeting was called to order by Chair Stitt.

ATTENDANCE

Directors in attendance:

Carol Stitt
Clint Walker
Mark Sobczak
Tom Mehl
Jerry Dionisio

Also in attendance:

David Green, District Accountant
John Bofenkamp, Operations Manager
Brenda Munn, Recording Secretary
Darwin Johnston, Homeowner
Joey Pacheco, Homeowner
Stephanie Minkus, Homeowner
Caryn Winkler, Homeowner
Jeff Bugbee, Homeowner
Ed Davis, Homeowner

MINUTES

Upon motion duly made by Director Sobczak, seconded by Director Mehl, and unanimously carried, the Board approved the Minutes of the October 26, 2020 regular meeting.

PUBLIC COMMENT

Mr. Bugbee asked about the proposed pickleball and basketball courts in Big Sandy Park.

Ms. Winkler asked if there are plans for snow removal at common areas. The snow removal will be done at the clubhouse and Crestline Park areas where bus stops are, as was done last year.

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FINANCIAL REPORT

The Board reviewed the current financial report. Upon motion duly made by Director Sobczak, seconded by Director Dionisio and unanimously carried, the Board accepted the financial report.

Mr. Green presented the proposal from Haney & Co. for preparation of the audit of the District's 2020 financial statements. Upon motion duly made by Director Dionisio, seconded by Director Sobczak and unanimously carried, the proposal by Haney for \$5,500 was approved.

Some expense items in the 2021 Budget were moved from capital improvements to repairs and maintenance. Total expenditures to be approved did not change.

Following final review and discussion, the Board acknowledged that the 2021 Budget was in compliance with Article X, Section 20 of the Colorado Constitution.

Thereupon, upon motion duly made by Director Mehl, seconded by Director Walker and unanimously carried, the Board approved and certified the 2021 Budget, subject to any required adjustment if the final assessed valuation changes, and thereby adopted the Resolution to Adopt Budget, Set Mill Levies, and Appropriate Sums of Money, a copy of which is attached hereto.

OPERATIONS REPORT

Mr. Bofenkamp reported on general maintenance issues for the District.

LEGAL REPORT/ DIRECTOR SOBCZAK

Director Sobczak had nothing new to report.

BOARD MEMBER REPORT / POOL LIAISON/ POOL PARK / CHAIR STITT

Chair Stitt reported that the chain link fencing project has been completed. Mr. Bofenkamp has followed up with Metro Fence to complete final checklist items before final payment is mailed.

Bids for District-owned fences at park entryways are still being procured.

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The tree and bush removal near the kiddie pool is complete. There is no irrigation at that location so further discussion is needed to decide what should be done in that space. Security cameras would be blocked by any structures or awning.

Director Stitt has submitted a list of several suggested budget projects for 2021. This list will be posted on the website for homeowner's information.

BOARD MEMBER REPORT /
CO-EMPLOYEE LIAISON /
GOLD RUSH PARK /
CRESTLINE PARK /
DIRECTOR MEHL

Director Mehl reported that CoCal provided a proposal for \$25,890 to upgrade landscaping at the five (5) entryways with existing monument signs. A revised proposal and additional bids are being sought.

Director Mehl met with an Eagle Scout who would like to discuss planting trees as a part of badge requirements. Discussions are ongoing. Director Sobczak will investigate legal requirements for liability insurance, etc.

BOARD MEMBER REPORT /
BIG ROCK PARK /
DIRECTOR SOBCZAK

Director Sobczak reported that vandalism, particularly graffiti, is increasing. Chair Stitt suggested the Board offer a reward for the arrest and conviction of the vandal(s) and to publish that reward in a newsletter or send a mass eblast to inform Smoky Hill residents of the problem and ask for help identifying the individual(s). Pictures of graffiti can be emailed to the District Board so information can be forwarded to local authorities. Upon motion duly made by Chair Stitt, seconded by Director Dionosio, with dissent of Directors Sobczak and Mehl, the Board approved a \$2,000 reward. Director Sobczak will consult with legal counsel regarding wording of the notification.

BOARD MEMBER REPORT /
CO-EMPLOYEE LIAISON /
GRANTS /
BIG SANDY PARK /
ARROWHEAD PARK /
DIRECTOR WALKER

Director Walker reported that the District is looking into improvements to park access, clubhouse improvements, pickleball and baseball courts in Big Sandy Park, and other improvement projects which will be funded by grants. Grant applications are being prepared, and requests for improvement suggestions will be sent to homeowners.

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Benches for Big Sandy Park were delivered today and will be installed in December.

BOARD MEMBER REPORT
SCHEDULING/WEBSITE /
CLUBHOUSE
DIRECTOR DIONISIO

Director Dionisio has received a couple of bids to replace the handrails at the clubhouse steps and has asked one of the contractors to begin work on the project.

NEW BUSINESS

Upon motion duly made Director Sobczak, seconded by Director Mehl and unanimously carried, the Board approved holiday bonuses for two (2) employees.

Director Mehl received a proposal from Bailey Tree for \$59,000 for tree pruning and removal for District-owned areas. He suggested breaking the project up into phases, beginning with Smoky Hill Road and Telluride Street. Additional bids are being sought.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Sobczak, seconded by Director Walker and unanimously carried, the meeting was adjourned at 8:36 p.m.

NEXT MEETING

The next meeting of the Board is scheduled for December 28, 2020, at 7:00 p.m. via Zoom webinar.

Secretary

APPROVED:

Carol Stitt

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Clint Walker

Mark Sobczak

Tom Mehl

Jerry Dionisio