

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE SMOKY HILL METROPOLITAN DISTRICT HELD JULY 25, 2022

The Regular Meeting of the Board of Directors (“Board”) of the Smoky Hill Metropolitan District (“District”) was held on Monday, July 25, 2022, at 7:06 p.m. The meeting was held virtually via Zoom. Links and call-in information are provided at www.SHMD.info. The meeting was called to order by Chair Stitt.

ATTENDANCE

Directors in attendance:

Carol Stitt
Joey Pacheco
Tom Mehl
Jerry Dionisio
Jude Buemi

Also in attendance:

John Bofenkamp, Operations Manager
Andrea Ellerbrock, Moderator
Marjie Shulsinger, Recording Secretary
David Green, District Accountant
Sharon Calhoun, Resident and Homeowner
Peg Sage, Resident and Homeowner
Stefanie Pacheco, Resident and Homeowner
Caryn Winkler, Resident and Homeowner
Mark Sobczak, Resident and Homeowner
Andy Ledford, Resident and Homeowner
Carl Schuldies, Resident and Homeowner
Donna Koenig, Resident and Homeowner
Haley Foster, Resident and Homeowner

MINUTES

Chair Stitt asked the Board if there were any changes to the June 27th regular meeting minutes. There were no changes. Motion to approve the June 27th regular meeting minutes was made by Chair Stitt, seconded by Director Dionisio and unanimously approved. Chair Stitt then asked if there were any changes to the May 23rd regular meeting minutes. There being no changes, motion to approve the May 23rd regular meeting minutes was made by Chair Stitt, seconded by Director Mehl and unanimously approved.

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PUBLIC COMMENT

Ms. Winkler felt that questions asked during the non-constituent time should be answered as asked rather than answered at the end of the meeting or replied to by email.

Ms. Calhoun asked if Crestline Park was being watered. Ms. Calhoun also asked when a new camera will be installed at the pool. She also reported that she was told that Arapahoe County Sheriff's Office will not respond to trespassing at the Pool. This is incorrect information.

Carl Schuldies wanted to know if the Board was going to vote on the Smoky Hill Homeowner Association's use of the clubhouse.

FINANCIAL REPORT

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

OPERATIONS REPORT

Mr. Bofenkamp reported on District Maintenance.

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

Chair Stitt reported that the Board is soliciting bids for the weed control project along Tower Road, which is an ongoing issue. One bid from our landscaping company, CoCal, has been received and an Invitation to Bid will be published in the Aurora Sentinel for landscaping along Tower Road on both sides of Smoky Hill to replace weed barrier and replace rocks. The quote may also involve permitting from the city.

Carol Stitt reported that the Recording Secretary is leaving and the position is open.

Director Mehl reported that the irrigation pump is now working in Gold Rush Park. The next job is to replace sprinkler heads. Director Mehl also reported that the trees that were planted in the park are doing well.

BOARD MEMBER REPORT / VICE CHAIR /EMPLOYEE LIAISON/GOLD RUSH PARK / CRESTLINE PARK / DIRECTOR MEHL

Director Mehl reported that he has a range of quotes to plow snow along Telluride and the sidewalks in

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Crestline and Big Sandy Parks. Without snow melt, the preliminary seasonal cost would be \$22,032.00, with snow melt, the preliminary seasonal cost would be \$29,665.02. An Invitation to Bid will be published in the Aurora Sentinel and will finalize the issue at the August meeting.

Director Mehl then reported that the Tree Survey report is being finished. Director Mehl then gave a highlight of the report showing the health and longevity of the trees in the District.

BOARD MEMBER REPORT
SECRETARY/TREASURER/ SECURITY,
WEBSITE /ZOOM COORDINATOR
DIRECTOR DIONISIO

Director Dionisio reported that a fire safety inspection for the pool was completed by the Fire Department, and that options for pool gate egress will be reviewed.

BOARD MEMBER REPORT/
ASSISTANT VICE CHAIR/BIG SANDY
PARK/ARROWHEAD PARK
DIRECTOR PACHECO/

Director Pacheco reported he has been working on park signage to make sure all park signs reflect correct closing times. Director Pacheco is also working on updating the park operating times on Google.

BOARD MEMBER REPORT /
ASSISTANT VICE CHAIR/POOL LIAISON/
CLUBHOUSE SCHEDULER/BIG ROCK
PARK
DIRECTOR BUEMI

Director Buemi reported that attendance has been good on the past two extended pool hour nights. There are two more extended hour nights scheduled this season. Director Buemi also reported that the diving boards at the pool need to be replaced due to splintering and cracking and that the diving board stands are corroding. Motion was made by Director Buemi to allocate \$17,000.00 to replace the diving boards and repaint the stands with marine grade paint. Director Pacheco felt that other bids should be obtained due to the dollar amount. Director Buemi pointed out this is a maintenance issue and not an infrastructure issue, therefore not subject to multiple bids. Discussion ensued. Motion was then seconded by Director Dionisio. More discussion followed. Director Buemi then called to end the discussion and vote. Chair Stitt, Directors Buemi, Mehl and Dionisio voted in favor of accepting the bid of \$17,000 from Front Range Recreation to replace the

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diving boards and repaint the stands. Director Pacheco voted no. The motion was carried.

UNFINISHED BUSINESS

Clubhouse fees review: Motion was made by Director Buemi to add the words “Board business meetings” to the exemption section in the Clubhouse rental agreement immediately following the words “Smoky Hill Homeowners Association.” Motion was seconded by Director Dionisio, and following discussion, Chair Stitt, Directors Buemi, Mehl and Dionisio voted in favor of the motion with Director Pacheco voting no. Motion was approved.

Motion was made by Director Buemi to add a new category to the Clubhouse rental agreement that states “Smoky Hill Homeowners Association social club rental fees shall be \$10.00 each month for up to four uses per month and a \$250.00 one-time security deposit.” Director Dionisio seconded the motion. Following discussion and clarification, the motion was unanimously approved.

Smoky Hill Road Widening: Chair Stitt reported that there has been no response from Arapahoe County or the City of Centennial to address homeowners about the Smoky Hill Road widening proposal. She will continue to request a representative take part in an upcoming meeting.

Pool Shade Shelter: Director Buemi has received some recommendations from Front Range Recreation on companies that can provide bids for a new steel pool shade shelter.

EXECUTIVE SESSION

Chair Stitt moved that the regular meeting of the Board be temporarily adjourned and that the Board reconvene in Executive Session for the sole purpose of discussing the annual pay increase and performance evaluation of John Bofenkamp in accordance with Section 24-6-402(4)(f), C.R.S. The motion was seconded by Director Dionisio and unanimously carried. The Board temporarily adjourned the regular meeting at 8:06 p.m. and reconvened in Executive Session. The Board then reconvened in regular session at 8:28 p.m.

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NEW BUSINESS

Director Mehl made a motion to increase the salary of Operations Director, John Bofenkamp, to \$67,000 per year from the existing salary of \$57,900. Motion was seconded by Director Buemi and unanimously approved.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Buemi seconded by Director Pacheco, and unanimously carried, the meeting adjourned at 8:30 p.m.

NEXT MEETING

The next meeting of the Board is scheduled for August 22, 2022, at 7:00 p.m. via Zoom webinar.

Recording Secretary

APPROVED:

Carol Stitt

Joey Pacheco

Jude Buemi

Tom Mehl

Jerry Dionisio