

2021 ANNUAL/Special MEETING MINUTES

Valley Meadows North Homeowners Association

September 15, 2021 | 5:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg at 5:31pm

In Attendance	In person	Proxy
Bray HOA Management:	Melinda and Shawn Henderson	Dee Essman
Mark Shoberg	Rich Hulse	Kristin Korver
Cayce Benton	Thomas Mast	Bob Griffith
	Megan Powell	Winfred Headdy
	Dave Storter	Nate and Lori Wilson
		Penelope Cassidy
		Cindera Hass

16 homes needed to be represented in order to achieve quorum. With 8 proxies received and 5 homes present, it was announced that quorum had not been achieved.

Introductions

Mark Shoberg introduced himself as the Bray HOA manager.

Cayce Benton introduced herself as the Bray HOA Assistant

The Board introduced themselves: Melinda Henderson and Tony Mast

Declaration on Special Meeting

- Since quorum was not met a special meeting was declared
 - Motion: Thomas Mast
 - 2nd: Melinda Henderson
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2020 Minutes

- Motion to approve 2020 Minutes
 - Motion: Melinda Henderson
 - 2nd: Tony Mast
 - Approved Unanimous

Discussion on New and Old Business

- Melinda had the question of if Tony wants to step down off the board does his position have to be filled?
 - Mark/Bray HOA Mgmt. discussed how the remaining board can appoint someone to the board at any time over the coming year.
- Tony asked Shawn how things were going with the ditch?
 - Shawn Discussed that things with the ditch were going good and that they had not heard anything new.
- Melinda wanted to say kudos to the neighborhood for keeping the gate clean

Budget

- Budget was passed via CC&R's, as the Board approves it and it is automatically ratified unless a majority of those present reject it or there is a greater than 10% increase. Approval at the meeting was unanimous.

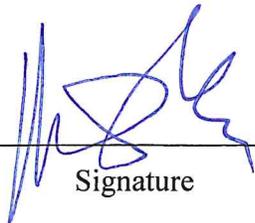
Appointments

- Appointment of Megan Powell as board president
 - Motion: Thomas Mast
 - 2nd: Melinda Henderson
- Appointment of Melinda Henderson as treasure
 - Megan Powell appointed Melinda Henderson
- Appointment of Amy Thompson as a director on the board
 - Megan Powell appointed Amy Thompson

Adjournment

With no further business to discuss, Mark called for a motion to adjourn the meeting. Tony Mast motioned to adjourn; All members were in favor.

The 2021 Annual/ Special meeting was adjourned at 5:51 p.m.



Signature

9/21/22
Date