

Pritchard Mesa Estates II Homeowners Association

Annual Meeting Minutes

December 12, 2017

Board Members Present

Justin Whiteford
Tina Brennan
Sheila Covello

Bray HOA Management Present

Mark Shoberg
Ali White

1) Call to Order

The meeting was called to order at 5:32 p.m. by Mark Shoberg.

2) Introductions

Mark Shoberg introduced himself as the new HOA manager. Justin Whiteford introduced himself as the president. Tina Brennan introduced herself as the secretary, and Sheila Covello introduced herself as one of the members-at-large.

3) Announcement of Quorum Achieved to Conduct Meeting

With three proxies received and six homeowners present, it was announced that quorum had been met. The guidelines of the Pritchard Mesa Estates II HOA called for six units to be present (including proxies).

4) Approval of 2016 Annual Meeting Minutes

After review from the Board of the 2016 minutes, Mark Shoberg called for a motion to approve the minutes.

Motion: Justin Whiteford

Second: Gary Dempsey

All members present voted to approve the 2016 Annual Meeting Minutes and the motion passed unanimously.

5) Proposed Projects for 2018

There were no proposed projects for the year. Therefore, discussion was closed.

6) 2018 Budget

Justin Whiteford requested information on how Bray HOA Management was handling their Association. Mark Shoberg explained that there was going to be an increase in 2019 management fees. The minimum operating amount to effectively run an HOA for any units under twenty-five is \$200/month. Mark Shoberg announced that Bray HOA had decided to freeze the management fees for the 2018 year at the current amount they had been paying. Justin Whiteford wanted to know the specifics of what services Bray HOA was providing

for \$2,100/year. Mark Shoberg announced that Bray HOA handled accounting services, mail outs, providing new buyer information, registering the Association with the state of Colorado, performed bimonthly drives through their community, among several other things.

The homeowners present agreed that they would need to meet by themselves at a later time to determine if they would continue to remain with Bray & Company, or if they would revert to managing the Association themselves.

7) **Annual Election**

The term of directors on the Board was one year. There was an election to be held for all members.

Tina Brennan stated that she was wanting to resign from the Board.

Justin Whiteford volunteered to remain on the Board. With all votes cast in favor of him to remain on the Board, Justin Whiteford was unanimously reelected.

Justin Whiteford volunteered Casey Fleming, who had given his proxy, to remain on the Board. Casey Fleming was appointed to the Board in lieu of final approval by Casey Fleming himself.

Sheila Covello volunteered to remain on the Board. With all votes cast in favor of her to remain on the Board, Sheila Covello was unanimously reelected.

David Jenkins volunteered to remain on the Board as a member at large. With all votes cast in favor of him to remain on the Board, David Jenkins was unanimously reelected.

Robin Wright volunteered to join the Board. With all votes cast in favor of her to join the Board, Robin Wright was unanimously elected.

Karen Dennison volunteered to join the Board. With all votes cast in favor of her to join the Board, Karen Dennison was unanimously elected.

8) **Adjournment**

With there being no further business to discuss, Mark Shoberg called for a motion to adjourn.

Motion: Justin Whiteford

Seconded: Sheila Covello

The 2018 Annual Meeting was adjourned at 6:07 p.m.

Signature

Date