

COPPER CREEK WEST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 4, 2024

Minutes of the Board of Directors Meeting of the **Copper Creek West Homeowners Association**, Grand Junction, Colorado, held at the 617 Balanced Rock Way, in Grand Junction, Colorado at 11:30 AM on this day of **April 4, 2024**.

I. CALL TO ORDER

Board Member Silas Colman called the meeting to order at 11:30 AM

II. ROLL CALL OF OFFICERS

Present: Silas Colman, Chris Colman, Sunni Gagler

Absent: None

Also Present: None

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

No Previous Meetings

IV. Current Financial Condition.

Establishing HOA – NONE to report

V. Management Report

Establishing HOA – FEIN has been obtained, Articles of Incorporation have been filed, DORA Registration will be completed after CCRs are recorded.

VI. New business

1. It was decided the HOA will legally setup by completing the following steps:
 - a. File Articles of Incorporation with the Stet of Colorado
 - b. Apply for a Federal Tax ID Number (referred to FEIN or TIN) with the USA IRS
 - c. Establish electronic filing system and hard copy binder for the HOA
2. It was decided that Andrew Tesky would be the acting attorney for the HOA and that the acting Attorney would draft the CCRs and any future Amendments.
3. The proposed initial budget for 2024 was reviewed and a motion was made by Sunni Gagler to adopt the budget. The motion was seconded by Silas Colman. Motion carried.
4. It was decided that the initial HOA dues for new homeowners in the Copper Creek West Subdivision would be set at \$660.00 and there would be a startup reserve set at \$500.00.
5. Adopted Documents:
 - a. Upon motion, duly made, and seconded, the Board unanimously adopted the “Bylaws”
 - b. Upon motion, duly made, and seconded, the Board unanimously adopted the “Policies Regarding Fines and Related Matters”
 - c. Upon motion, duly made, and seconded, the Board unanimously adopted the “Anti-Harassment and Anti-Discrimination Policy and Dispute Resolution Policy”
 - d. Upon motion, duly made, and seconded, the Board unanimously adopted the “Policies, Procedures, Rules and Regulations”

Silas Colman made a motion to adjourn the meeting at 11:38 AM. Seconded by Sunni Gagler. Motion Carried.