

**THE SUNSET VALLEY ESTATES HOMEOWNERS' ASSOCIATION**

**A COLORADO NONPROFIT CORPORATION**

**MINUTES FOR ANNUAL MEETING OF MEMBERS**

Held at 3:00 PM Mountain Time, Wednesday May 17th, 2023, at the Large Meeting Room at Coldwell Banker Commercial, 131 N. 6<sup>th</sup> St., Suite 200, Grand Junction, CO. 81501 and Via Zoom.

Time: May 17, 2023, 03:00 PM Mountain Time (US and Canada)

**Order of Business:**

- (a) Roll call; Meeting was called to order at 3:05pm; Owners attending in person; Thomas Huston, Randy Tuell, and Jan Doell. Owners attending via Zoom; Lexxus & Nick Pogue; Proxy to Jan Doell from Larry Spurgeon. Non owners in attendance; Kim Kerk with Kim Kerk Land Development also representing the developer Beth Reynolds and Barrett Miller from Coldwell Banker.
- (b) Determination of quorum; 20% required; With Elizabeth Reynolds, the developer in attendance quorum is met as she holds more than 20% of the property in the HOA. Five Homeowners were present in attendance as well.
- (c) Proof of notice of meeting; No less than 10 days but no more than 50 days; Notice was sent to all owners via USPS, e-mail, posted in the HOA message boards, and posted to the HOA website on April 28<sup>th</sup>, 2023. Motion to state that noticing requirements were met made by Kim, seconded by Jan, all in attendance were in favor, motion passes.
- (d) Adoption of Annual Meeting Minutes 06-15-22: Motion to pass meeting minutes as presented made by Kim, seconded by Jan, all in attendance were in favor, motion passes.
- (e) Reports of Officers; Kim reported that the irrigation is current on and working well, thank you to Ron! Landscaping on 29<sup>th</sup> road is set to start, mainly around the pump house. The developer section of fencing in the same area will be installed this summer as well. The second filing has been recorded; this is adding another 18 lots to the HOA. It was shared that after hour and weekend irrigation emergency information has been posted to the HOA website. It was asked if the system can have more lateral shut offs so that all owners don't have to lose water when there are issues. This is not possible for filing one as the infrastructure is already built and in place. Filing two only has 18 lots and is not set up as well. Kim will mention it to Beth for future filings. It was asked from the floor when the HOA will be at the 25% of lots developed, when will the HOA appoint a member to the HOA board. At this point the overall number of lots has not been established. So, there is no way to determine at this point if 25% has been established. This item will be tabled for now. Kim will ask the attorney about this and follow up. It was requested to send statements out to all owners even those that pre-paid, Coldwell will process these and send them out.

- (f) Reports of committees; None at this time.
  - a. Call for new members of the ACC: A call was made for any interested parties to be on the committee, there were no interested parties. The board will continue to approve requests.
- (g) Property Management Report; Kim reported on this earlier in reports of officers.
- (h) Election of Directors; Board is appointed by the Developer, Beth Reynolds and Kim Kerk retain their positions on the HOA board.
- (i) Review of 2022 Budget and Approval of 2023 Budget; The 2022 actuals were presented line item by line item. 2023 was reviewed line item by line item as well. The number of lots invoiced in total is now 43, the developer will pay the invoices for these new lots for 2023, thus helping the bottom line and allowing the HOA to have a net income for 2023. Budget is approved by the board. Invoices will be sent out afterwards to all owners, dated July 1<sup>st</sup> and due by the end of August.
- (j) Old Business; None at this time.
- (k) New Business; None at this time.
- (l) Adjournment of Meeting; Meeting adjourned at 4:26PM- Kim made a motion to adjourn and seconded by Jan, all-in attendance was in favor, motion passes.