

2023 ANNUAL MEETING MINUTES

Wedding Canyon Estates II Owners Association, Inc.

November 12, 2023 @ 11 AM – 1810 Double Ring Court, GJ, CO.

In Attendance (Board & Management)

Members:

Jean Farr

Larry & Kniffy Hamilton

Gail & Greg McCarty

Julia Montgomery & William Bauman

Jake & Sabrina Atwood

Ron & Lisa Shepard (by phone)

Proxy: No proxies received.

Notice of Quorum Achieved

0 proxies received

11 Owners/ 6 Members from 6 lots attended – Quorum was met

1 lot no response

Introductions

Meeting started at 11:02 am

Julia Montgomery calls the Owners Association meeting to order.

Approval of the Previous Year's Minutes

Julia Montgomery proposed to modify the agenda item to also approve the November 6, 2022 Special Meeting minutes; Will Bauman seconded it.

The February 6, 2022, Annual Meeting minutes and the November 6, 2022 Special Meeting minutes were approved by the membership with one change of 'Gail' to 'Lisa' Shepard on the roll call for February 6, 2022. Greg motioned to approve; Larry seconded.

Homeowner Forum

Julia Montgomery invited members to speak. Larry brought up the solar project across the highway. Greg discussed being interested in water rights via the property to the north.

Discussion on Old Business

Julia Montgomery reported:

- There has been one DRC request since the last board meeting in June 2023.
- Bray is no longer the HOA management company. HOA Services took over in Spring 2023. An informational card containing contact information, and URLs for payment and documents sites was sent to the membership with the annual meeting notice.

Discussion on New Business

Determination of next board election date. Board positions are a 3-year term. The current board was voted in to their positions in February 2022. Because the membership moved the annual member meeting from February to November, does the membership want a new board elected at next year's 2024 meeting or at the 2025 meeting? Because the annual member meeting was moved, the first installed board term can be either 2-1/2 years or 3-1/2 years. A motion was put by Julia to hold the next board elections in November 2025; seconded by Kniffy. Show of hands approved the extension of the board term this one time by the membership.

Budget

The 2024 budget was discussed. It looks similar to the budget presented at the special member meeting on November 6, 2022. The monthly hoa service fee increased per month. Legal fees are expected to be like the fees in the 2023 budget.

2023 income and balance sheet statements were covered by Greg.

Kniffy moved to approve the 2024 budget; Gail seconded the motion. None opposed. Membership approved the budget.

Other Agenda Items

There was a request to have the 2024 and subsequent annual member meetings on Saturdays.

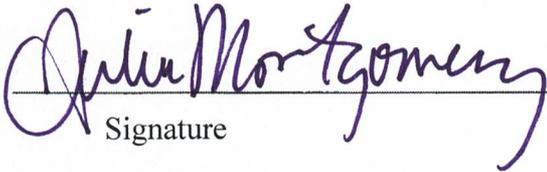
Annual Election

Not applicable. The next board election is November 2025.

Adjournment

With no further business to discuss Will Bauman asked for a motion to adjourn the meeting; Julia seconded. None opposed.

The 2023 Annual Meeting was adjourned at approximately 11:37 a.m.


Signature


Date