

*****DRAFT*****

**ORCHARD RUN HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP & BUDGET RATIFICATION MEETING MINUTES
Monday, January 7, 2018 @ 7 PM**

Shepherd of the Valley – 3133 Patterson RD, G JCT CO 81504

1. Roll Call – at the January 24th meeting there was not a sufficient number of people in person or by proxy to establish a Quorum for the Budget Ratification for Assessments beyond the maximum. Quorum for Annual Meeting with 29 persons attending in person or by proxy was established.
2. Tom Krouse, President called the meeting to order at 7:08 p.m.. 2018 Board Members and Community Association Manager were introduced.
3. Approval of Previous Minutes. With a motion from the floor to approve the minutes and a second, the 2018 Minutes were approved without objection.
4. Year in Review – Tom provided the accomplishments and issues during the previous year and reviewed Architectural Request procedures and submissions, Covenant Enforcement, and the Irrigation and Grounds maintenance requirements and issues. He noted the current operations relied heavily on volunteers.

Christine Sartoris, Community Association Manager presented the 2018 EOY projections.

5. 2019 Budget Ratification/Approval: Christine then reviewed the 2019 Budget Proposed with the increase of Annual Assessments beyond the maximum and explained the approval process which required a super quorum. She reiterated the quorum to approve the 2019 Budget was not met so the Budget could not be put forward for a vote.
6. Since there were no nominees for the Board, the nominations process will be continued when the Annual Meeting reconvenes.
7. At 8:05 p.m., Tom called to suspend the Annual Meeting until January 24th and also called to Adjourn the Budget Ratification Meeting until January 24th so that a quorum could be established. With no objections, both meetings were adjourned until January 24, 2018 and all members would receive a second notification.

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**ORCHARD RUN HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP & BUDGET RATIFICATION MEETING MINUTES**

Thursday, January 24, 2019 @ 7 PM

Shepherd of the Valley – 3133 Patterson RD, G JCT CO 81504

1. Roll Call – at the January 24th Annual Meeting continuation and the Budget Ratification Meeting a Quorum was established with 42 members present in person or by proxy
2. Tom Krouse, President called the meeting to order at 7:03 p.m. The 2018 Board Members and Community Association Manager were introduced.
3. Minutes for 2018 were previously approved.
4. Year in Review – Tom provided the accomplishments and issues during the previous year and reviewed Architectural Request procedures and submissions, Covenant Enforcement, and the Irrigation and Grounds maintenance requirements and issues. He noted the current operations relied heavily on volunteers.

Christine Sartoris, Community Association Manager presented the 2018 EOY projections.

5. 2019 Budget Ratification/Approval: Christine then reviewed the 2019 Budget Proposed with the increase of Annual Assessments beyond the maximum and explained the approval process which required a super quorum, needing now only half the required quorum, the members were able to move forward with a vote.

Comparisons with other HOAs in the area were provided. Tom reiterated the Association is not paying market value for services because of volunteers and the agreement made with CIC Management Solutions. Tom also spoke about the fire on the Berm and the restitution from the court case. He also spoke about the Capital Improvement project, the v-pan modification, which would be funded through the reserve account.

After addressing questions, Tom called for a vote on the 2019 Budget with the dues increase to \$150. With a motion, and second the budget was unanimously approved.

6. Without any nominations to the Board, the current Board will stand until the next election.
7. Member Comments. Members had questions regarding payment options which the Board would provide. Other questions concerned drainage for irrigation and the new development coming in and access through Orchard Run.
8. With no further business to discuss, the meeting adjourned at 8:00 p.m.