

**Palmer Subdivison HOA  
Board Election  
April 16, 2024  
Fruita Community Center**

Call to Order

Lindsey Grannis called the meeting to order at 7:05 pm. Owners in attendance were, Kendra and Tyler Oester, Andy and Karen Martsof, Wendy and Paul Salazar, Lindsey Grannis, Christian Sabia, Tyrone and Patricia Denkins, Wyatt Vidmar and Adriana Morales, Tasha Houck, Gary and Barbara Howell. Additional owners in attendance via Zoom were Linda Kramer with gj properties, James Howrey, Jeremiah McGuire, Lynette and Tim Danner and Kevin Sauer.

Introductions

Lindsey Grannis explained she was acting as meeting facilitator for the time being and the main business of the meeting would be the election of the Board of Directors.

Business

Kendra Oester and Gary Powell had some questions on how the ACC was working since no members had been appointed. Lindsey Grannis explained that once the board was elected, they would meet soon and choose members. Until that time there would be some gray area since the Declarant had turned over the HOA and ACC to the homeowners with little guidance.

Jim Howrey mentioned that the bylaws didn't mention anything about term limits. It was agreed that would be something the elected board would address sooner rather than later.

Lindsey Grannis then explained that the vote would be by ballot and those on zoom had been emailed the ballot and would email their choices back during the meeting. Lindsey would then count and tally the votes and asked for another homeowner to take a 2<sup>nd</sup> count. Wyatt Vidmar agreed to do the 2<sup>nd</sup> count.

Tyrone Denkins asked how it would work if Jeremiah McGuire was elected president but is not living in Fruita at the moment. Lindsey Grannis explained he would be present at any HOA annual meeting or board meeting so didn't think it would be an issue. Others agreed.

Voting Ballots were handed out by Lindsey Grannis and assisted by Adriana Morales.

Ballots were collected and counted by Lindsey Grannis and then Wyatt Vidmar.

A total of 13 ballots were cast.

Jerermiah McGuire was unanimously elected as president with 13 votes.

Andrew Martsolf was unanimously elected as treasurer with 13 votes.

Lindsey Grannis was unanimously elected as secretary with 13 votes.

Tyler Oester was elected Vice President over James Howrey with a vote of 11 to 2.

Results were read to all.

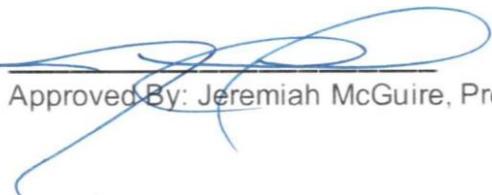
Christian Sabia suggested all owners should read and familiarize themselves with the covenants prior to next meeting.

Lindsey Grannis put forth a day and time for the Board to meet. Sunday April 21<sup>st</sup> at 10am was agreed upon. The board will meet at Lindsey and Christian's house 1923 Grace Court.

### Adjourn

With no more business to discuss, Gary Powell motioned to adjourn the meeting and Lindsey Grannis second the motion and dismissed all at 7:25pm

Minutes submitted by Board Secretary Lindsey Grannis



Approved By: Jeremiah McGuire, President