

*******DRAFT*******

**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.