

Annual Meeting Minutes - Copper Creek West Homeowners Association

This Annual meeting of the Board of Directors for Copper Creek West Homeowners Association took place at 617 Balanced Rock Way, on March 14, 2025, in Grand Junction, Colorado.

3 members attended, representing 3 votes

The only agenda item since Declarant is still in control of the property was the 2025 Budget review and the begin review of amendment the CCR's to include the Declarant's next Filing (Filing 2) proposed twenty-seven lots in Copper Creek West Filing2

A copy of the proposed 2025 annual budget was provided.

The members reviewed the annual budget for 2025 and made a motion to adopt the budget as proposed. The motion was unanimously accepted. It was determined that the dues for the calendar year would be \$800.00 per year based on doing single family homes instead of multifamily in Filing3 reducing the total lot count from 139 to 111 lots, and that the HOA would continue to collect the \$500.00 as a startup capital reserve fee at the time of closing on the sale of a property from Declarant to initial homebuyer.

Motion was made and seconded and meeting was adjourned