

**Pritchard Mesa Estates II Homeowners Association, Inc.
Annual Homeowners Meeting, Tuesday, December 7, 2010**

MINUTES

Present:

Sheila Covello
Justin Whiteford
Chad Schneiter
Nancy Bemis
Ryan and Bobbie Mizushima
Priscilla and Ward Studt (4 votes)

Represented by proxy:

David and Jackie Grisso to the Board
Paul Brennan (2 votes) to Bobbie Mizushima

Others present:

Barbara Lucks, CMCA-Effective Membership Services-HOA consultant

Call to order: The first annual meeting of the Pritchard Mesa Estates II Homeowners Association was called to order at 7:10 PM. Barbara Lucks facilitated the meeting until the board was elected.

Homeowner Education: Barbara Lucks gave a brief overview of the purpose and function of the Homeowners Association, and addressed a variety of questions regarding membership in the Association. The members also discussed the business relationship with neighboring Pritchard Mesa Estates, which is a separate legal entity.

Proof of notice of meeting: The notice of meeting and proxy was mailed to the address of record to all homeowners on 11/17/10.

Quorum: In the absence of Association by-laws, the Colorado Non-Profit default quorum of 25% of members was established by those present and represented by proxy.

Election to the board of directors: In the absence of Association by-laws, the initial term of members of board was set at two years. This term may be amended upon drafting of by-laws.

Nominees were as follows. Whiteford and Covello self-nominated. Bemis was nominated by R. Mizushima. All nominations were seconded

Justin Whiteford
Sheila Covello
Nancy Bemis

All candidates were elected by acclamation with none dissenting.

Justin Whiteford assumed facilitation of the meeting.

Architectural committee: Volunteers were solicited for service on the Architectural committee, which is appointed by the board and serves at the pleasure of the board. The board will review applications and activate the committee at its first board meeting. The following homeowners volunteered:

Priscilla Studt

Rick Bemis

Chad Schneiter

Outstanding water share payment issue: The Association has been approached by its neighbor, Pritchard Mesa Estates, for reimbursement of its portion of a water share billing paid by Pritchard Mesa Estates. It is acknowledged by both the Association and the developer that the reimbursement is due to Pritchard Mesa Estates, and the Association and developer also acknowledge Pritchard Mesa Estates patience in receiving repayment.

There is an unresolved matter of whether this bill will be paid by the Association or by the developer, as the bill was due and payable prior to developer's turning the Association over to the Pritchard Mesa Estates II homeowners. After extensive homeowner discussion, the membership directed Board to address the issue at its first meeting, and to send a letter to homeowners with Board recommendation on resolution and soliciting time limited feedback from homeowners.

Date of first board meeting: The date of the first board meeting was set at Saturday, December 11, 2010, with a priority on election of officers, homeowner directives, drafting of a 2011 budget, deciding a mechanism for collecting any unfunded 2010 expenses, consideration of a management assistance contract and action to establish By-Laws and the nine responsible policies mandated by the Colorado Common Interest Ownership Act.

Adjournment: There being no further business to come before the membership, the meeting was adjourned at 8:30 PM

Respectfully submitted:

Sheila Covello, Association Secretary