

ORCHARD VALLEY WEST HOMEOWNERS ASSOCIATION, INC.

2022 ANNUAL MEETING MINUTES Monday, February 7, 2022, at 6:00pm

Call to Order

The annual meeting was held at the Fruita Recreation Center, 324 N Coulson, Fruita, CO, as well as virtually by Zoom conference call, on February 7, 2022. The meeting was called to order by Ken Kreie, HOA President, at 6:02pm.

Announcement of Quorum

Carrie reported quorum of 20%, or 28 homes, was met with 14 present and 24 represented by proxy, for a total of 38 homes.

Approval of the 2021 Annual Meeting Minutes

The 2021 annual meeting minutes were presented for approval. Justin Krauss motioned to approve the February 15, 2021, annual meeting minutes. Sam Atkins seconded the motion and it carried with one member opposing.

2021 Financials

The year-end balance sheet as of 12/31/21:

- Operating Account \$5,109.34
- Reserve Account \$41,104.48
- Total Cash Assets \$46,213.82

There are four delinquent homeowner accounts. One account is in a payment plan and three accounts are to be addressed through outside collection services. A member noted a discrepancy to the numbers provided in the annual meeting notice. After discussion, it was noted the balance sheet report provided the correct numbers and the summary on the notice was inaccurate due to a typographical error.

2022 Budget and Annual Assessment

The 2022 board-approved budget summarizes the anticipated expenses with the 2022 annual assessment set at \$175.00. A couple of changes to note: Park Maintenance expense has increased for additional park area tree care (insecticide and fertilizer). There is also an increase for electricity (rate increase) and accounting services to process the annual tax filing.

Justin Krauss motioned to ratify the budget and \$175 assessment. Brian Fraser seconded the motion and motion carried.

2022 Election of Directors

Per the Association's governing documents, the community is to be managed by a board of three to seven directors, each serving a two-year term. Following are the current Directors and Officers:

Ken Kreie, President	Term Expired. Volunteered for Re-election.
Mike Redeker, Vice president	Term Expired. Volunteered for Re-election.
Mike Fortner, Secretary	Elected 2021. Term expires 2023.
Justin Krauss, Treasurer	Elected 2021. Term expires 2023.
Matt Foster	Elected 2021. Term expires 2023.
Sam Atkins	Elected 2021. Term expires 2023.

With terms expiring, Ken Kreie and Mike Redeker volunteered to serve another two-year term. Mike Fortner, Justin Krauss, Sam Atkins, and Matt Foster will continue serving their current terms through 2022.

There were no further nominations. As the election was uncontested with five open seats and two volunteers, Matt Foster motioned to approve Ken Kreie and Mike Redeker to serve another two-year term for 2022 through 2023. Amy seconded the motion and it carried unanimously.

Management Changes

The current HOA management company, Monument Management (MM), is closing its doors. CIC Management Solutions will begin management services February 15th. CIC is wrapping up the pre-transition tasks, including updating members, balances, vendors, etc. They will be mailing out the annual assessment billing soon after the 15th. Any payments received prior to the 15th will be deposited by MM -after that date, payments will be forwarded to CIC.

Member Questions & Concerns

There were no further questions.

Next Meeting

The date of the next annual meeting to be determined.

Adjournment

There being no further business to discuss, Justin Krauss motioned to adjourn the meeting. Ken Kreie seconded the motion. Meeting was adjourned at 6:40pm.