

THE SUNSET VALLEY ESTATES HOMEOWNERS' ASSOCIATION

A COLORADO NONPROFIT CORPORATION

MINUTES FOR BOD MEETING

Held at 1:00 PM Mountain Time, Thursday December 11th, 2025, via Zoom:

Order of Business:

- (a) Roll call; Meeting was called to order at 1:06pm. Beth, Kim, and Sarah were all in attendance, homeowners in attendance were Michael & Janet Bilo; Non-Owners in attendance, Barrett Miller with Coldwell Banker.
- (b) Determination of quorum; 2/3 of board; 3/3 board members are in attendance, quorum is established.
- (c) Determination of BOD Positions: Beth Reynolds self-nominated for President, Sarah Erickson was nominated for VP, and Kim will remain as Secretary/Treasurer. Kim made a motion to elect the directors as follows; Beth-President, Sarah-Vice President, and Kim-Secretary/Treasurer, seconded by Sarah, all in attendance were in favor, motion passes.
- (d) Review and Adoption of HOA Policies; The policies that were prepared by legal counsel were reviewed and adopted. The policies were reviewed one by one. The BOD will sign these and get them posted to the HOA website. Motion to adopt the policies as presented was made by seconded by, all in attendance were in favor, motion passes.
- (e) Old Business; The BOD will follow up with legal on the best course of action with the homeowner that has the ongoing issues with signs, lights, and painted garage doors. There was discussion to potentially approach this homeowner and have a meeting to discuss the issues after the holiday season.
- (f) New Business; The Board will look at other options and vendors for landscaping and irrigation for the upcoming season.
- (g) Adjournment of Meeting; Motion to adjourn was made at 1:53pm, all in attendance were in favor, motion passes.