

2025 ANNUAL MEETING MINUTES

Wedding Canyon Estates II Owners Association, Inc.

November 11, 2025 @ 7:30 PM – 1810 Double Ring Court, GJ, CO.

Roll Call

Members:

Kniffy Hamilton (by phone)
Gail & Greg McCarty
Julia Montgomery & William Bauman
Jake Atwood (by phone)
Ron and Lisa Shepard (by phone)
Tim and Jean Farr (by proxy)

Proxies:

0 meeting proxies received
2 budget proxies received from Farris and Bauman/Montgomery
2 bod voting proxies received from Farris and Bauman/Montgomery

Notice of Quorum Achieved

0 meeting proxies
5 lot members in attendance
1 lot member no response
2 lot members (one in attendance at the meeting) provided budget and bod voting proxies but no meeting proxies
Quorum achieved.

Meeting Call to Order

Meeting started at 7:40 pm

Greg McCarty called the Owners Association meeting to order.

Approval of Previous Member Meeting Minutes

Julia Montgomery proposed to approve the November 16, 2024 Annual Member Meeting minutes; Gail McCarty seconded it.

The November 16, 2024 Annual Member Meeting minutes were approved by the membership with no changes.

Homeowner Forum

Julia Montgomery invited members to speak for up to three minutes. No information was presented.

Old Business

Julia Montgomery reported no old business.

New Business

Budget

2025 income and balance sheet statements were presented by Greg McCarty. A member questioned what the insurance covers; it is the sign and director insurance.

The 2026 proposed budget was presented by Greg McCarty for review and approval. It is similar to the 2025 budget. The members had no questions.

There is no increase in the 2026 budget from last year so there was no technical requirement for a budget vote; one (1) paper bod voting proxy was received by the board in support of the vote. A budget vote was taken anyway with no opposing votes. Julia Montgomery moved to approve the 2026 budget; Gail McCarty seconded the motion.

DRC Update

Gail McCarty reported two DRC requests were processed and reviewed the appropriate course of action. The DRC process is to use the official form on our website (https://www.hoaservicesco.com/shared/fs/2139/company/DRC_Blank_form.pdf), complete the form, submit it to HOA Services, and Kniffy Hamilton and Gail McCarty review for DRC issues.

BOD 2025 Vote

Two ballot proxies were received with the following names: Will Bauman, Greg McCarty, Julia Montgomery, and Gail McCarty for the vote, where the lot owner of one of these proxies was also in attendance at the meeting. Jake Atwood also volunteered to be on the board but then also proposed that the HOA keep the current bod in effect for another year due to the litigation; Julia Montgomery seconded the proposal. The

proposal was approved unanimously. The membership agreed to defer a formal BOD vote until November 2026. The current board members: Kniffy Hamilton, Will Bauman, Greg McCarty, and Julia Montgomery will continue on the board with Gail McCarty as the DRC committee head.

Other Agenda Items

No other items.

BOD Election

The next board election is November 2026.

Adjournment

With no further business to discuss Kniffy asked for a motion to adjourn the meeting; Gail McCarty seconded. None opposed.

The 2025 Annual Meeting was adjourned at approximately 8:11 p.m.

Signature

Date