

MEETING

Wedding Canyon Estates II Owners Association, Inc.

February 6, 2022 @ 11 AM – 1810 Double Ring Court, GJ, CO.

In Attendance (Board & Management)

Bray HOA Mgmt. Team

Laurina Hainz

Members:

Jean & Tim Farr
Larry & Kniffy Hamilton
Gail & Greg McCarty
Julia Montgomery
William Bauman

Proxy:

Linda Kurtz
Ron & Gail Shepard (by phone as well)

Notice of Quorum Achieved

2 lot owners mailed in proxies
4 lot owners attended – Quorum was met
1 lot no response

Introductions

Meeting started at 11:00 am

Julia Montgomery calls the Owners Association meeting to order and introduces Laurina Hainz as an Assistant Manager of Bray HOA Management who will keep minutes and ensure meeting protocol is to standards.

Approval of the Previous Year's Minutes

Not applicable.

Discussion on New Business

Actions for Bray:

- All members in attendance requested business cards for Mark and Cayce .
- mail the Bray HOA contract, once completed, to all members of Wedding Canyon Estates.
- Format the budget and send it to the Association membership.

Actions for HOA Board members:

- Complete W-9 (Greg McCarty)
- Obtain Association insurance (Julia Montgomery)
- Setup the Association bank account (Greg McCarty)

Budget

The initial budget was discussed.

Here is a breakdown of Bray HOA fees and services.

- \$500 onetime fee for CCIOA Policies
- \$265 a month service fee
- \$200 onetime out-of-normal-hours Bray meeting attendance and minutes
- \$300 setup fee
- \$190 tax filing fee for end-of-year-taxes.
- \$100 Non-profit and DORA annual registrations

Once a bank account is established, Bray will pay vendors directly.

Additional budget items discussed:

- \$600 Association insurance yearly
- \$200 estimated Association taxes
- Balance to a reserve account

The membership agreed that billing for annual Association dues to members would be done quarterly, with a March 1, 2022 start date. The quarterly amount is due in 30 days and late thereafter.

The minimum budget was set at \$5000 with excess going to a small reserve fund. Each member will pay annual dues of \$833.33 for a total 2022 budget of \$5833.31.

The Association agreed they wanted to see a formal budget written up and sent to the membership.

The membership agreed that if additional expenses occur to the Association in 2022, these would be addressed via a special assessment to the membership.

Other Agenda Items

The membership discussed the separation of the Association's common area from Lot 2. It was agreed to defer this agenda item to a future board meeting.

The membership discussed storing Association records at Bray. It was agreed to defer this agenda item to a future board meeting.

President: Will Bauman

Vice President: Kniffy Hamilton

Secretary: Julia Montgomery

Treasure: Greg McCarty

1st: Tim Farr

2nd: Kniffy Hamilton

APPROVED

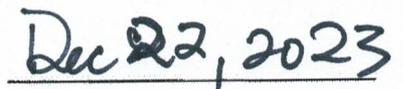
Adjournment

With no further business to discuss Julia Montgomery asked for a motion to adjourn the meeting.

The 2022 Annual Meeting was adjourned at approximately 12:15 p.m.

None opposed.


Signature


Date

James Bond Agency

President: Will Brown

Vice President: Kelly Hamilton

Secretary: John Hamilton

Treasurer: Kelly Hamilton

1st Vice:

2nd Vice: Hamilton

APPROVED

Notes: Bond

[Handwritten Signature]

Dec 23, 2023