

2024 ANNUAL MEETING MINUTES

Wedding Canyon Estates II Owners Association, Inc.

November 16, 2024 @ 10 AM – 808 Wedding Canyon Court, GJ, CO.

Roll Call

Members:

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

Proxy: 0 proxies received.

Notice of Quorum Achieved

0 proxies received
6 Owners/10 Members from 6 lots attended – Quorum was met
1 lot no response

Meeting Call to Order

Meeting started at 10:14 am

William Bauman called the Owners Association meeting to order.

Approval of Previous Member Meeting Minutes

Julia Montgomery proposed to approve the November 12, 2023 Annual Member Meeting minutes; Will Bauman seconded it.

The November 12, 2023 Annual Member Meeting minutes were approved by the membership with no changes. None opposed.

Homeowner Forum

Julia Montgomery invited members to speak for up to three minutes.

Information was shared about the new neighbors to the north who use 18 road and updates about the 191 acres to the east were provided.

Several members discussed a proposal for conditional use permit by the castle house across the street.

Old Business

Julia Montgomery reported:

- There were five (5) DRC requests processed by the committee since the last member meeting in November 2023.

New Business

Budget

2024 income and balance sheet statements were presented by Greg McCarty. The members had no questions.

The 2025 proposed budget was presented by Greg McCarty for review and approval. It is similar to the 2024 budget. The members had no questions.

Julia Montgomery moved to approve the 2025 budget; Will Bauman seconded the motion. 1 lot opposed; 5 lots approved; 1 lot ineligible to vote. A majority of the members approved the 2025 budget.

DRC Process - Informational

Gail McCarty is the point person for the Design Review Committee (DRC). Kniffy Hamilton reviewed the DRC process. The DCR request form is found in the Governing Documents section on the WCEII website (https://www.hoaservicesco.com/shared/fs/2139/company/DRC_Blank_form.pdf). The form goes to HOA Services. HOA Services contacts the DRC. The DRC checks appropriate CCRs and works with the member on approval documentation.

BOD 2025 Vote Process

Julia Montgomery outlined the 2025 BOD nomination and voting process to the membership. In August, a nomination form will go out for board member submissions. At the November 2025 annual member meeting, a new board will be voted in and installed for a three-year period.

Other Agenda Items

No other items.

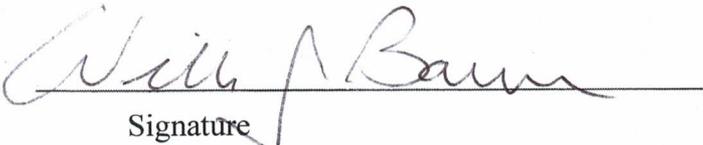
Annual Election

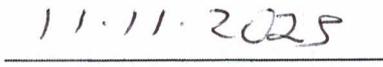
The next board election is November 2025.

Adjournment

With no further business to discuss Will Bauman asked for a motion to adjourn the meeting; Tim Farr seconded. None opposed.

The 2024 Annual Meeting was adjourned at approximately 10:49 a.m.


Signature


Date