

Kettle Creek Homeowners Association, Inc.

General Membership Meeting Minutes

October 30, 2019

The General Membership meeting of the Kettle Creek HOA was held at Library 21. The meeting was called to order by Lindsey Carter at 6:04 p.m. Present were:

Ann Claudia	Vice President
Lindsey Carter	Secretary
David Joyal	Treasurer
Brenda Anderson	Director at Large
Chris Schade	Property Manager

Absent: Candace Thompson *President*

Call to Order: Chris Schade conducted roll call and certification of the proxies at the door. There were 24 owners represented in person or by proxy, so the required quorum was met in order to conduct business. The 2018 General Membership meeting minutes were reviewed and unanimously approved as amended (wrong year paragraph two, should be 2018) on a motion from Lindsey and second as amended from Dave Joyal. Unanimously approved, as amended.

President's Report: Lindsey presented information on new developments and their impact on Kettle Creek. Advantages and disadvantages were discussed.

Financial Report: Dave Joyal briefed the membership on the highlights and challenges in the past year. Through September 2019, the Association had \$27,611 in cash and \$32,012 in reserves invested in money markets and laddered CD's. Year to date, the Association is under budget \$1,467. Reserve allocations are done at year's end after available cash is reviewed. Dave also discussed water usage and the installation of new rain sensors. He also informed those present of the landscaping contractor change. Dave explained that the Denver CPI dictates dues increases. The Reserves were primarily set aside to cover the expense of rebuilding the perimeter wall. Eric Carter made a motion to approve the 2020 budget. On a second from Brenda, the 2020 budget was unanimously approved. Dave discussed a possible Special Assessment to cover approximately \$20,000.00 in landscape improvements, including xeriscaping current turf areas.

New Business: Dave initiated conversations on the following; Future development of Bison Ridge, traffic light vs circle. He asked Z&R to provide City Officials' contact information to all owners. There is one vacating Board position up for election to a 3-year term. Kristen Grimes and Jason Landress had previously expressed interest in being on the Board and Brenda Anderson withdrew her name from the ballot. Chris opened the floor for additional nominations and there were none, so nominations from the floor were closed. The voting resulted in each candidate receiving 12 votes, resulting in a tie. Jason Landress conceded, and Kristen was elected to the Board of Directors for a 3-year term.

Adjournment: The Annual Meeting was adjourned at 8:10 p.m. An organizational Board meeting was convened after the Annual Meeting (11/15/19) for the purpose of electing officers and signers, accepting the resignation of Dave Joyal and appointing Jason Landress to his unexpired term. Officers were elected and Board term expirations are as follows:

		<u>Board Term Expires</u>
Ann Claudia	President	2021
Jason Landress	Vice President	2021
Kristen Grimes	Secretary	2022
Lindsey Carter	Treasurer	2020
Candace Thompson	Director at Large	2020

Kristen Grimes
Secretary

Chris Schade
Property Manager