

# *Kettle Creek Homeowners Association, Inc.*

## **General Membership Meeting Minutes**

**November 6, 2017**

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The General Membership meeting of the Kettle Creek HOA was held at Challenger Middle School. The meeting was called to order by Brenda Anderson at 6:02 p.m. Present were:

Brenda Anderson	President
Candace Thompson	Vice President
David Joyal	Treasurer
Darren Burns	Property Manager
Chris Schade	Property Manager

<i>Absent: Angela Jones</i>	<i>Secretary</i>
<i>Vacant</i>	<i>Director at Large</i>

**Call to Order:** Mr. Burns conducted roll call and certification of the proxies at the door. There were 16 owners represented in person or by proxy for a total of 17%, so the required quorum was present to conduct business. The 2016 General Membership meeting minutes were reviewed and unanimously approved on a motion from Candace Thompson and a second from Aaron Carter.

**President's and Financial Report:** Dave Joyal briefed the membership on the struggles with Colorado Springs Utilities this year after they swapped the water meter and did not calibrate it correctly. The water bills were enormous and it took the better part of the year to get them to correct it. This delayed work on the landscaping improvements planned for the year. The irrigation repairs were higher than normal with the changeover to a new landscaping contractor.

There were no major issues with the 2017 or the 2018 budget to point out and the process of replacing turf and mulch with rock will begin in 2018. There was general discussion on the pros and cons of mulch vs. rock. There was general discussion about landscaping and the new community, Bison Ridge and their landscaping. Frank Szorc made a motion to approve the 2018 budget with a 3.37% increase and the motion carried unanimously. More general discussion followed about painting the mail box units and putting up holiday lights at the signs was approved at a cost not to exceed \$150.

**New Business:** There were two vacating Board positions up for election to 3-year terms. Candace Thompson and Lindsey Carter were the only volunteers who responded to the Annual Meeting notice and volunteered. Mr. Burns opened the floor for additional nominations and there were none, so nominations from the floor were closed. Both Candace and Lindsey were unanimously elected to three year terms by acclamation.

**Adjournment:** The Annual Meeting was adjourned at 7:19 p.m. An organizational Board meeting was convened at 7:20 p.m. for the purpose of electing officers and signers. Officers were elected and Board term expirations are as follows:

		<u>Board Term Expires</u>
Brenda Anderson	President	2019 * Ent Account Signer (505201)
Candace Thompson	Vice President	2020
Lindsey Carter	Secretary	2020
David Joyal	Treasurer	2018 * Ent Account Signer (505201)
Angela Jones	Director at Large	2018

The meeting was adjourned at 7:27 p.m.



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Brenda Anderson  
President

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David Joyal  
Treasurer

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Darren H. Burns  
Property Manager