

WILLOW TRACE TOWNHOMES
2021 ANNUAL MEETING
November 9, 2021
CPMG Office Lobby 2620 S. Parker Rd., Aurora, CO 80014

Board members present:

President:	Robert Comfort
Vice President:	Vanessa Holmes
Treasurer:	Karen Slicker
Director:	Vicki Mobus

CPMG: Debra Vickrey, Association Manager and Tasia Wells, Assistant. Minutes were taken and transcribed by Debra Vickrey.

Meeting called to order at 6:00 p.m. by Robert Comfort. Certification of proxies and quorum. There was a quorum established with 23 proxies and 7 in attendance.

Introductions: Robert introduced the Board members and the CPMG team.

Annual Minutes: November 10, 2020

- **Motion** to approve the minutes was duly made, seconded, and passed unanimously.

President's Report: Robert Comfort

- Robert gave a summary of highlights for the year including; street light repairs, installation of bulletin boards, landscape improvements and the installation of new mailboxes. He also complimented how well the current board members are working together.
- He spoke about selecting a new management company, new attorney, and insurance broker at a great dollar savings to the community.
- It was announced that the board meetings will be held bi-monthly.
- Robert spoke about the new reserve study in process.

Financial Report and Budget Presentation: Karen Slicker, Treasurer

- Update was given on the financial state of the Association.

Bylaws Amendment Vote:

- Debra Vickrey explained the Bylaws amendment to increase the number of directors on the Board from three to five. A vote was taken by ballot and it passed unanimously.

Election of Board Members:

- Debra Vickrey announced there are five positions open for election of board members. She asked all current board members if they wished to be reelected. All spoke to their interest in being elected.
- Nominations were taken from the floor and Chris Porter was nominated.
- Nominations were closed.

- **Motion** was duly made and seconded to elect Robert Comfort, Vanessa Holmes, Karen Slicker, Vicki Mobus and Chris Porter by acclamation. To stagger the terms of the directors, in accordance with the Bylaws, the new board will decide at the next regular board meeting which term each will serve.

Homeowner Forum:

- Owners raised concerns about aggressive dogs in the community and how to enforce the rules.
- There was a general discussion about the need to revisit and clarify the rules and regulations.

Adjournment: 6:56 PM

Minutes approved: Vanessa J. Holmes 10-18-22
President Date