

Windmill Creek 1
ANNUAL MEETING MINUTES
December 2, 2021

The Annual Meeting of the Membership was held on December 2, 2021 at 6:00pm at the Valley Country Club

I. Establish a Quorum of Homeowners – It was confirmed that a quorum was present with 13 homeowners and 6 proxies (19). Quorum is 40% or 13 present in person or proxy. Therefore, the Annual Meeting of the Membership was called to order by Board Member Don Smith at 6:07 pm.

II. Proof of Notice of Meeting – Virginia Johnson with the Colorado Property Management Group presented the Proof of Mailing.

III. 2020 Annual Meeting Minutes – A motion was called for by Matt Hopper, seconded by Raul Boerner and passed unanimously to waive the reading of the minutes, accept them as written and approve the December 8, 2020, annual Minutes.

IV. Landscape and Communications and Committees– Ken Burgess gave the Committee’s Reports of accomplishments in 2021 and the goals for 2022. Lots of compliments for the communication committee who is doing an excellent job. The Architectural Review committee is comprised of Meril Yu, Vonnee Pell, and Miles Pimentel- Their smooth processes and efficient response gained a round of applause. The Landscape committee is currently working with Absolute Landscape (Addison) and Academy Arborist (Paul) and Davey Tree checking the tree maintenance program that was developed 4 years ago. The 104 Pine trees are treated for pine beetle every three – four years. Paving stones at the entrances of Black Hawk and Caley were discussed this past year. A detailed bid to remove the stones was in the \$10,000 range then the cost to replace with asphalt was discussed but will need more current bids closer to the time the project, if approved would begin.

Don Smith has been working with Bob and Patty Baird and checking the diagram of the sprinkler system. They are finding there is a drip system that serves 1 house at time. They really want to focus on the pathways and the parameters. There was discussion on resources for funding any upgrades from reserves to this 20 year old system. Perhaps a document change to the governing documents regarding landscape should be discussed.

Matt Hopper discussed the condition of the sidewalks and some of the sidewalks along Jordan Rd and Caley are considered level 4 when the city is repairing and replacing. While repairs and trip hazards have been reported to the city there is not a time line for when they will be replaced and or repaired. The owners were asked if the association should repair the sidewalks themselves. Motion was made by Fred Yu, seconded by Tom Whitten and passed unanimously to repair the sidewalks on Blackhawk.

Matt will continue to work with the City of Aurora on the water company issue and other services we are entitled to as residents of Aurora.

Homeowners were very supportive of going forward with reserve projects and other improvements, recognizing that this may impact future dues.

V. Financial report – Tom Whitten gave a detailed report on the finances and the over health of the community – Please see attachments. Some items on the future plan are Paint in 2023 and pavers on 2024 - see attached financials reports.

Board Member Election – There were two positions open for election, Ken Burgess and Matt Hopper were up for reelection and did agree to seek reelection. Hearing no other nominations from the floor, there was a motion duly made, seconded and unanimously carried to close the nominations. The following members were elected by acclamation for three year terms; Ken Burgess and Matt Hopper.

VI. Homeowners Forum – Homeowners discussed several items that continue to affect the community. General landscaping, pavers, asphalt and repairing cement. Overall they expressed appreciation for the great job the board has done to their volunteer work and the community look and feel. It is a great place to live and neighbors helping each other.

VII. Adjournment – There being no further business brought before the Board, the Annual Meeting was adjourned at 8:00 pm.

Approved at Annual Homeowner Meeting held 12.6.22