

Windmill Creek 1
ANNUAL MEETING MINUTES
December 6, 2022

The Annual Meeting of the Membership was held on December 6, 2022 at 6:00pm at the Valley Country Club

I. Establish a Quorum of Homeowners – It was confirmed that a quorum was present with 14 homeowners and 7 proxies (21). Quorum is 40% or 13 present in person or proxy. Therefore, the Annual Meeting of the Membership was called to order by Board President Chuck Gracey at 6:09 pm.

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

III. 2021 Annual Meeting Minutes – A motion was called for by Raul Boerner, seconded by Amy Kirsch and passed unanimously to waive the reading of the minutes, accept them as written and approve the December 2, 2021, Annual Minutes.

IV. Presidents Report: Chuck Gracey gave an update on the Association (please see attached)

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

2023 Budget - The 2023 budget was presented with a 75.00 per month increase. Assessments to \$400.00 – homeowners asked questions and understood the increase, no one voted to veto the budget there fore it was deemed approved and presented and will be in effect January 1, 2023. As with last year, the Homeowners were very supportive of going forward with reserve projects and other improvements, recognizing that this may impact future dues.

Board Member Election – There were three positions open for election, Tom Whitten will be retiring and he has 1 year left on his term. Chuck Gracey and Joyce Gietl seats are up for election. Chuck Gracey was nominated to serve the 1 year term. Hearing no other nominations from the floor, Nominations were closed and Chuck Gracey was elected to the board by acclamation for a 1 year term that will expire in 2023. Joyce Gietl stated that she would be interested in seeking reelection. Nominations from the floor for the other seat were made and Bethany Atkins and Amy Kirsch were nominated. Since there were three candidates and two seats, the association voted by secret ballot, which were counted by two homeowners. In a very slim margin, Bethany Atkins and Joyce Gietl received a larger number of votes and were elected to serve three year terms ending in 2025. Amy Kirsch will be available and anxious to serve if there are any changes to the board.

VI. Homeowners Forum – Homeowners discussed several items that continue to affect the community. The number 1 concern was the USPS and the mail carrier. Paint for the 2023 year was discussed also. Once again owners expressed appreciation for the great job the board has done, citing their volunteer work and the community look and feel. It is a great example of neighbors helping each other.

VII. Adjournment – There being no further business brought before the Board, the Annual Meeting was adjourned at 7:05 pm.

Presidents report:

- a) Acknowledgement of Don Smith
- b) Acknowledgement of Communication committee, architectural committee, and all the volunteer work done by our homeowners including Bethany's well attended work project along Jordan and Caley.
- c) Board has been working on transitioning from a reactive to proactive HOA.
 - Some examples are outlined in packet with annual meeting packet, such as sidewalk and irrigation repairs, tree replacement/trimming, paving stones at Caley/Blackhawk entrance and a gardener to supplement our landscaper.
 - There is also work in process for better managing our reserve funds so we can anticipate future needs for ALL of our assets.
- d) Major Accomplishments in 2022
 - Concrete repairs for sidewalks & the BH Way Cul-de-Sac
 - Tree replacement and trimming including storm repairs
 - Irrigation repairs beyond normal routine maintenance
 - Mulch along Jordan and Caley
 - Joyce worked with landscape contractors so we could have a design with anticipated expenses. This will help us develop an overall scope of a landscaping project to be presented to homeowners.
- e) As we work to financially budget for supported projects and keep up with increased expenses, some of which are due to inflation, our 2023 budget has a significant dues increase. Even with the increase, our operating and reserve balances will be low at the end of 2023. With this I will turn the meeting over to our treasurer, Tom Whitten.