Board members present: Mary Sebastian and Cynthia Haynes
Board members absent: None

CPMG: Mark Dougal, AMS – Association Manager

Quorum of Board of Directors established. Meeting called to order at 11:00 AM by Mary Sebastian. Minutes were taken and transcribed by Mark Dougal.

Minutes: November 24, 2021
- **Motion** to approve the minutes was made by Cynthia Haynes, seconded by Mary Sebastian and passed unanimously.

Homeowner Forum: There were 2 owners present. One was there to discuss a sewer issue with her unit and the other was there listen and observe.

Presidents Report: n/a

Association Manager's Report: Mark Dougal
- Update on monthly operations.

Discussion Items/Old Business:
- The Board accepted the resignation of Karen Reich.
- On a motion duly made, seconded and unanimously carried it was resolved that Mary Sebastian will be President of the HOA.
- On a motion duly made, seconded and unanimously carried it was resolved to appoint Janet Culp to the Board to fill the vacancy for the remainder of Karen Reich's term.
- An owner requested the Board discuss the possibility of installing solar panels on every building. This was briefly discussed and the Board is happy to look into this more if the owner would like to provide more information for them to review to better make an informed decision.

Contract Proposals:
- On a motion duly made, seconded and unanimously carried it was resolved to approve the bid from Front Range for soffit repair at 3922A in the amount of $1,500.

Financials/Legal:
- **Motion** to accept the December 2021 financials presented by CPMG, subject to audit, was made by Mary Sebastian, seconded by Cynthia Haynes and passed unanimously.

- **Motion** to approve assessing the following fines: None

Correspondence: None

Architectural Requests: None

Adjournment: 11:52 AM

Next meeting: February 23, 2022 at 11:00 AM – Offices of CPMG

Minutes approved:

_____

President   Date