

**MITCHELL PLACE HOMEOWNERS ASSOCIATION  
2007 ANNUAL MEETING CONTINUATION MINUTES  
Green Valley Ranch Recreation Center  
4890 Argonne Road  
Denver, CO 80249  
September 24, 2007**

**BOARD MEMBERS PRESENT:** Gary B. Haley, Stephanie Brack, and David Rozansky

**HOMEOWNERS PRESENT:** Nagamine (proxy), Caron (proxy), Rozansky, Head (proxy), Smith (proxy), Rhodes, Hyatt (proxy), Haley, Balani (proxy), Rohrer, Cotton (proxy), Deux, Hawkins (proxy) Stallings (proxy), Levin, Knight (proxy), Erving (proxy), White (proxy), Disanti, Brack, Lambert (proxy), Hinkley (proxy), Packard (proxy), Sklover (proxy).

**CPMG:** Jennifer Dunn

Minutes taken and written by Jennifer Dunn

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**Meeting called to order at 6:35 p.m. by Gary B. Haley**

**QUORUM:** Twenty-four (24) homeowners were present in person or by proxy. The quorum requirement for the Association is twenty percent (20%) or twenty-one (21) of the one hundred and four units (104).

**INTRODUCTIONS:** Introductions were made of the Board members, CPMG, and homeowners.

**PROOF OF NOTICE OF MEETING:** Jennifer Dunn presented the proof of notice of the meeting.

**APPROVAL OF MINUTES:** August 28, 2006. Stephanie Brack made a motion to accept the minutes as written, seconded by Gary B. Haley, passed unanimously.

**STATE OF ASSOCIATION REPORT:** Gary B. Haley noted that the major repairs to the gates were made, however there are still repairs necessary and will be addressed when required. Gary informed that the problems with the irrigation system were identified, which resulted from the original installation and that some significant repairs had already been made with more to come next season. He also mentioned that rain sensors were added to the irrigation system. He noted that the Mitchell Place handbook has been revised and will be mailed out in the near future. Gary also spoke of the parking problems with overflow and visitor parking. He informed that the Board is more aggressive on the collection of delinquent dues with the hiring of a new law firm. Gary also spoke of the vote for the master Association in November concerning a mill levy. Stephanie Brack spoke briefly of the Susan G. Koman foundation fundraiser and the pink ribbons that should be tied around

the trees within the Association. She also mentioned that Mitchell Place won the competition last year for having the most ribbons.

**ELECTION:** There were two 2-year terms available. Gary B. Haley agreed to run for another term and Stephanie Brack declined to run for another term. Stephanie Brack nominated Michael Levin of #59, seconded by Chris Rohrer. There were no other nominations. Gary made a motion to close the nominations, passed unanimously. There was unanimous approval to elect Gary B. Haley and Michael Levin to the Board of Directors to each serve a 2-year term.

**HOMEOWNER TOPICS:**

- Landscaping
- Collection of unpaid dues

**Meeting adjourned at 7:30 p.m. by Gary B. Haley**