



Annual Meeting of Homeowners
Fairmount Fire House
December 7, 2015

Minutes of Meeting

The Annual Meeting of Homeowners was called to order 7:00 p.m. pursuant to a proper notice of meeting.

The Secretary announced that a quorum was present to conduct the business of the Association, with 19 homes represented in person and six by written proxy.

Homeowners were welcomed by Justice Keller, President, with introductions of members of the Board (Justice Keller, Bill Brown and Mary Parsley) and homeowners present.

The Minutes of the Annual Meeting of Homeowners held November 17, 2014 were read to the members and upon motion to approve by Tom Tiffany and second by Leslie Rutherford, the minutes were unanimously approved.

Bill Brown presented an overview of the Association structure, governing documents, management, regulatory environment, association assets and financial condition.

Mary Parsley presented highlights of the activities of this year, including:

1. outside education of the members of the Executive Board through attendance at classes conducted by counsel;
2. meetings of the Board and Design Review Committee;
3. well-attended summer picnic held in August;
4. refurbishment of the website adding functionality and ease of access;
5. development of relationship with Jefferson County Road and Bridge regarding new blacktop overlay, surface water drainage and dead trees on county property adjoining the Orchard Subdivision;
6. drafting of policies and procedures to meet regulatory requirements of Colorado Common Interest Ownership Act (CCIOA).

Bill Brown presented the Board's budget for 2016, with explanations of principal items and changes from prior years. After discussion and a few questions, there was no motion to object to the Board's budget for 2016. Homeowner annual assessments for 2016 will be \$320.00 per property, plus \$29.00 for optional recycling service, if elected by the homeowner.

Justice Keller explained that the existing three members of the Executive Board hold seats that do not expire this year. Justice opened the floor for nominations for additional members that could be added to the Executive

Board. Greg Miller nominated Tim Raub (lot 41) and Leslie Rutherford (lot 42) to be elected as members of the Executive Board. This nomination was seconded by Tom Tiffany. The motion carried unanimously by voice vote. There are now five member of the Executive Board. At the next meeting of the Board, officers will be elected for 2016.

Justice opened the floor to any New Business to be brought before the board.

1. A discussion ensued with regards to the form and content of the Association directory and personal contact information that may be included, and the methods of distribution and access to the directory.
2. Bill explained that a Reserve Funding Study will take place in 2016 to examine future funding needs for items that are not addressed by the annual operating budget. This will address primarily the perimeter fence, including the costs and timeframe for ultimate replacement of the fence. Homeowners that have an interest in this matter are invited to participate on a committee that will be formed in 2016.

There being no other business brought before the meeting, we adjourned at 8:30 p.m.

Respectfully submitted,

William E. Brown, Secretary