



Annual Meeting of Homeowners
Fairmount Firehouse
December 4, 2018

Minutes of Meeting

The Annual Meeting of the Homeowners was called to order at 07:06 pm pursuant to a proper notice of meeting.

The agenda for tonight's meeting is:

- Guest Speaker from Denver Water
- Approval of 2017 Annual Meeting Minutes
- Owner Education
- Highlights of the Year
- Director Elections
- Review and Ratify/Reject the Association's 2019 Budget
- New Business

Homeowners were welcomed by Justice Keller, President, with introductions of Board Members, including Justice Keller, Leslie Rutherford, Vice President, Bill Brown, Treasurer, and Tim Raub, Secretary. Additional introductions and note of gratitude were for Allen Rutherford, Ron Blair, and Brain Nickel who are members that serve on the Design Review Committee (DRC).

Tim Raub announced that this meeting was properly noticed in accordance with applicable Colorado law and the Association's governing documents. The Association used several methods to publicize the meeting including the Orchard community board and printed newsletter mailed to all members of the Association. Tim Raub announced the presence of more than 25% or 14 members of the Association, either is required in person or by proxy in order to hold an annual meeting. Tonight, there are 27 members present and 14 represented by written proxy, this constitutes a quorum to conduct the business of the Association.

Alexis Woodrow, a guest speaker from Denver Water, spoke to the membership about the upcoming plans to continue the project that commenced this year, its continuation into 2019 and how it will potentially affect our neighborhood, trash services, school bus routes, driving conditions, etc.

The Minutes of the Annual Meeting of the Homeowners held December 4, 2017 were distributed to the attendees. Tom Tiffany made a motion to approve the minutes as presented. Upon second by Allen Rutherford, the motion was unanimously approved.

Bill Brown and Leslie Rutherford presented an overview of the Association structure, governing documents, management, regulatory environment, design and review committee, the assets of the association, consisting of four parcels of common real estate, the perimeter fence and cash in the bank. They also made a presentation about easements, including what they are, how they are recorded and how they function.

Tim Raub presented the highlights of the activities for 2018 including:

1. The Design Review Committee's busy schedule
2. The installation of the community board
3. The sales of the 5 properties over the last year
4. Reminder letters of covenants to all residents

Election of Directors:

There are three Director positions that need to be filled. Leslie Rutherford and Tim Raub whose term expires this year in addition to the one other vacant position. The Directors will serve a term of 3 years.

President Keller opened the floor for anyone interested. Leslie Rutherford and Tim Raub were nominated with no other nominations. President Keller made the motion to close the nominations. By a unanimous show of hands, Leslie and Tim were re-elected as Directors.

Treasures Report:

Bill Brown presented the financial statements for the ten months ended October 31, 2018. Bill noted that there was some additional expense for November and December 2018 but expects an estimated net profit for the year of 2018. Bill then presented the Budget for 2019 which has been unanimously approved by the current Board of Directors.

In accordance with Colorado law and the Associations governing documents the budget is deemed ratified if not rejected by more than 50% or 27 plus members. Because more the 50% of the Members are present in person or by proxy, there will be a written vote.

Greg Miller and Kathryn Gault volunteered to count the written votes with Tim Raub to oversee the tabulation. The final tabulation was 17 for approval and 24 for rejection of the budget. The 2019 budget was hereby ratified. The Homeowner annual assessment will be \$1,375.

Board Nominating Committee:

Justice had noted that in accordance with our Bylaws it states that a Nomination for election to the Board shall be made by a nominating committee. The nominating committee will serve from the close of this annual meeting to the close of the next. The committee is tasked with finding interested parties throughout the year to serve on the next Board of Directors. The floor was opened for anyone to state their interest in serving on the Board Nominating Committee. No nominations were made and there was no Committee designated and this time.

Design and Review Committee (DRC):

Justice noted that our current DRC members have served for 2 plus years. We would like to see others come forward and volunteer to be a part of this committee. This committee is formed to review and approve each Exterior Improvement to property and maintain the quality and architectural harmony of all of the Improvements constructed on any portion of property. Allen Rutherford has served as DRC Chair for 2 years and is stepping down for the 2019 year. Brian Nickel who has currently been a member for 1 year has

volunteered to be our new DRC Chair. Allen will serve as a committee member in 2019. Justice opened the floor for nominations to serve on the DRC. There were no other interested individuals.

Fence Committee Members:

There have been several attempts to get volunteers for a Fence Committee. Individuals are needed to sign up and represent the community in managing the fence replacement project. Tim Raub has volunteered to Chair the committee. Brian Nickel, Grey Miller, Bill Brown, Hunter Parsons, and Dan Wade agreed to serve on the committee.

There was no other business brought before the meeting.

Meeting adjourned at 09:00 pm.

A handwritten signature in black ink, appearing to read 'T. Raub', written in a cursive style.

Tim Raub, Secretary