

# MEADOW HILLS HOMEOWNERS ASSOCIATION

## ANNUAL MEMBERSHIP MEETING

January 17, 2018 6:30 PM  
Meadow Hills Golf Course  
Aurora, Colorado 80014

### Minutes

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#### Present were:

Board Members were all present. Todd Larson, CMCA®, AMS®, PCAM® was present representing Service Plus Community Management. Twenty-eight (28) members were present in person or by proxy.

#### Call to Order:

The meeting was called to order at 6:30pm by President Jim Beam and a quorum was established with Twenty-eight (28) members present in person or by proxy.

#### Approval of Minutes:

A motion was made and seconded to approve the minutes from the 2017 Annual Meeting. The motion carried unanimously.

#### Officer Reports

President – Jim Beam provided a report on maintenance and repair activities that took place during 2017 including repairs from the hail damage claim. He also provided an update on insurance changes, landscape company change and management company change. Ella Washington was also present and provided a short training session to homeowners regarding the insurance industry and the insurance that owners should carry on their individual policy. Todd Larson of Service Plus provided a brief overview of service provided by the management company and answered questions regarding outstanding payment issues.

Treasurer – Jim Garrett provided a brief financial report for 2017 regarding expenditures to budget, insurance savings and planned expenses for 2018 that changed/increased from 2017 budget.

Randy Garlington gave a presentation on the overall reserve philosophy of the Board and laid out a financial reserve plan through 2022.

Website Presentation – Ron Steege provided a presentation regarding the new website that was created for the community located at [www.MeadowHillsTownhomes.com](http://www.MeadowHillsTownhomes.com).

#### 2018 Budget Ratification

There was discussion regarding the 2018 proposed budget. The budget proposed assessments increasing to \$300.00 per home per month beginning in March 2017. Unless at a meeting sixty-seven (67%) percent of owners reject the budget the budget is deemed ratified whether or not a quorum is present. With twenty-eight (28) members of the community present at the meeting a motion was made and seconded to approve the budget as presented. After some discussion there was a call for a vote and 26 voted in favor 2 against. The 2018 proposed budget was ratified.

#### Election of Executive Board:

Board members Jim Garrett, Fred Spengler and Ron Steege presented themselves as candidates to continue to fill positions on the Board of Directors. With three (3) positions available and three (3)

candidates a motion was made and seconded to elect them by acclamation. The motion carried unanimously.

**Adjournment:**

There being no further business to conduct the meeting was adjourned at 8:25pm.

At the direction of the Board, minutes were taken and transcribed by Todd Larson, CMCA®, AMS®, PCAM®; Community Manager for the Meadow Hills Homeowners Association, proudly managed by Service Plus Community Management.

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