

Chatfield East Property Owners Association
Annual Meeting Minutes
May 5th, 2016

Location: South Metro Fire Station

Directors Present: Keith Lehmann, Alan Dunn, Eric Tyrrell, Greg Hoffman, Rich O'Mara

Pre-meeting with Chatfield Estates starting at 7:00pm: Larry Moore and Steve Howell gave a progress report on the community water project. We should be near completion by the end of 2016 as long as there is no complications with the bids.

- A. Called to Order at 7:58pm, with 51 registered members including proxies present, which was sufficient for a quorum.
- B. Minutes from the 2015 annual meeting were handed out and reviewed by members, there was a motion to approved, seconded, all approved.
- C. Treasurer's Report: Keith covered the report, the only concern by the Board (and several members) was the increase in legal fees. Some due to water issues, and rewriting the covenants to get them current with new laws. Motion from the floor to approved, all approved, no nays.
- D. Community Deep Well Report: Dave White discussed the Lyons Gaddis (legal firm) report on the options we have moving forward with the deep well once we have water.
- E. New Business: Linda McMakin is exploring the possibility of developing the 40 acres to the north of lot 25, which she also owns. It is currently zoned A-1. We discussed the marijuana grow house in the subdivision and if the community wanted to look at limiting future grow houses. Keith gave a brief update on the ACC Guidelines which should be up to date by the end of the year.
- F. Election of 2 new officers – no nominations form the floor. Keith and Eric agreed to stay on another term.
- G. Old Business: Covered rule 14 on business vehicles.
- H. Adjourned at 9:20pm

Chatfield East Property Owners Association
Board of Directors Meeting
January 2, 2016


Minutes from January 2nd, 2016

Location: Greg Hoffman's Home

Board Members Present: Keith Lehmann, Greg Hoffman, Eric Tyrrell, Alan Dunn. Also present John Wiskamp. Proper notice of meeting had been given.

1. Meeting called to order at 10:06am by Keith, followed by introductions.
2. Review of 2015 Amended and Restated Rules. Upon proper motion and a second, Rules 1-11 were approved. No nays.
3. Review of 2016 Colorado Common Interest Ownership Act.
4. Introduction of Rules 12,13, and 14. Discussion regarding numerous complaints on empty lot traffic.
5. Upon proper motion and second, Board voted to approve new rules 12,13, & 14. All approved / no nays.
6. Board also approved to spend up to \$2500 to finish updating our bylaws with compliance with the CCIO Act.
7. Meeting adjourned at 12pm.

Respectfully submitted,



Eric Tyrrell, Secretary

**2016 AMENDMENT OF BYLAWS
OF CHATFIELD EAST
PROPERTY OWNERS ASSOCIATION, INC.**

RECITALS:

- A. The Bylaws of Chatfield East Property Owners Association, Inc. ("Corporation") were revised and updated on June 20, 2006.
- B. These June 2006 Bylaws were used and effective from that date although the Corporation was not able to find an executed copy in 2015.
- C. To ensure the effectiveness of the Bylaws, the Board of Directors ("Board") of the Corporation ratified and adopted the June 2006 Bylaws on March 27, 2015.
- D. The Board now intends to further amend the June 2006 Bylaws as follows.

AMENDMENT:

The following numbered sections of the June 2006 Bylaws are superseded by the following:

2.1 Registered Office. The Registered Office of the Corporation is 515 Kimbark Street, Longmont, CO 80501. The Corporation may have such other or additional offices in the State of Colorado as may be established by resolution of the Board.

3.3 Annual Assessments. Annual assessments shall be up to \$250 per lot and shall be payable by each member of the Corporation on or before the first day of March of each year. Said assessment may be adjusted in accordance with Paragraph 23 of the Protective Covenants of Chatfield East.

4.6 Quorum. Twenty-five percent of the members entitled to vote shall constitute a quorum at any annual or special meeting. If a quorum is present at the meeting, and entitled to vote on the subject matter, any vote by a majority of the quorum shall be the act of the members unless the vote of a greater number is required by law, these bylaws, the Covenants, or the Articles of Incorporation.

5.7 Special Meetings. Special meetings of the Board of Directors may be called by the President or any two directors. The time and place of any special meeting may be set by the person or persons calling the special meeting and may be at any reasonable place within the State of Colorado. Notice of any special meeting shall be given at least 72 hours before the meeting by written notice delivered personally, mailed to each director at his or her address shown on the books of the Corporation, or by email addressed to each director at the director's current email address. A director may waive notice of any meeting in writing before, at, or after the meeting. The attendance of a director at a meeting shall constitute waiver of notice of said meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

5.13 Consent to Action by Directors. Any action required or permitted to be taken at a meeting of the directors may be taken without a meeting if all the directors entitled to vote consent in writing. Such action may be taken by a consent to action form signed by all directors or in counterparts combined for unanimous consent, by email, or by fax if all the directors confirm the action in writing. A consent to action is the same a meeting of the Board of Directors and shall be recorded by the Secretary of Corporation in the record of meetings of the Board.

7.1 General Authority/Specific Powers and Duties.

(d) Subject to the provisions of the Covenants, the Articles of Incorporation, and these Bylaws, adopt rules and regulations governing the use of the Common Areas and other properties belonging to the Corporation and other rules and regulations relating to Chatfield East, all in accordance with the adopted rules and regulations as they exist from time to time.

7.2 Enforcement of Covenants, Bylaws, and Rules and Regulations. If any member violates the Covenants, Bylaws, or Rules and Regulations, the Corporation shall enforce in accordance with its Rules and Regulations. If the Corporation levies a fine, the fine shall be the same as an assessment and, if not timely paid, the Corporation may collect the fine and seek reimbursement for collection costs and attorney fees without the necessity of commencing a legal action. At any time, in its sole discretion, the Corporation may pursue an injunctive action to abate a violation and legal action to collect damages, fines, costs, court costs, and attorney fees as the prevailing party.

7.5 Records of the Corporation. The Corporation shall maintain and produce its records in accordance with its Rule or Policy on Records.

This 2016 Amendment of Bylaws of Chatfield East Property Owners Association, Inc. was approved by Consent to Action of the Board of Directors dated April 27, 2016.

ATTEST:

Signed Copy of file

Eric Tyrell, Secretary