

Chatfield East Property Owners Association
Annual Meeting Minutes
April 15, 2015

Location: South Metro Fire Station

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

Pre-meeting at 7:30pm: Progress Report on the community water project given by Roxborough Water & Sanitation (Larry Moore & Steve Howell). Included in the meeting homeowners from Chatfield Estates.

- A. Meeting called to Order at 8:11pm, with 35 registered members including proxies present, which was sufficient for a quorum.
- B. Welcomes and Introductions: Keith had the board introduce themselves and then introduced Denise Martin with Virtual Accountants.
- C. The Minutes from the 2014 annual meeting were handed out and reviewed by members, they was a motion to approved, seconded, all approved, no nays.
- D. Treasurer's Report: The 2014 budget was in line with the budget. The new premium for liability insurance was paid by all lot owners with the exception of one. A separate account was set up at our bank to hold the \$25000. No questions a homeowner motioned to approved, all approved, no nays.
- E. Community Deep Well Report: by Glen Labor. Pumped 7 million gallons, the well is working fine. Still need to file augmentation plan for the Denver and Arapahoe wells and we still need pumped water based on an assumed usage of water. We cannot change this without changing our augmentation plan.
- F. New Business: At the 2014 annual meeting a new committee was formed to explore ways to reduce our new insurance premium. John Wiskamp (Chairman) explained the form he and the committee developed (approved by Board April 2014) that we can all use to resolve any complains or issues. John suggested that home owner's first try and resolve any issues in person first if possible. There

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are four active members and they would like two more volunteers. John also mentioned we now have a neighborhood Facebook page.

- G. Election of Officers: No serious nominations from the floor. Alan Dunn, Greg Hoffman, and Richard O'Mara were reelected.
- H. Old Business: John Wiskamp suggested we start the process early for nominating board members. Bob commented on what a great job Glen Labor has done communicating with members using email. Someone asked about who is going to maintain the horse trails which has been done by volunteers in the past. Discussed maybe budgeting a few dollars to help cover some of the cost in the future. Someone asked if we are required by our insurance company to maintain the trails. Several complaints on the chip seal that was applied last year. Alan Dunn did get a bid on using one service for garbage pickup and it appeared it could save us some money. Someone mentioned upgrading the main entrance and several people seemed to agree. The main reason would be an increase in home values.
- I. Reminder: Chatfield Picnic is planned for September 12th!

Meeting Adjourned at 9:01pm.

CONSENT TO ACTION
BY THE BOARD OF DIRECTORS OF
CHATFIELD EAST OWNERS ASSOCIATION, INC.
As of May 27, 2015

In accordance with Section 5.13 of the Bylaws of Chatfield East Owners Association, Inc. ("Association") Revised June 20, 2006, the undersigned Board of Directors, constituting all of the directors of the Association, hereby take the following action:

The Board acknowledges that the Association has recognized and complied with the Bylaws of Chatfield East Owners Association, Inc. Revised June 20, 2006, although a signed copy is not available, and therefore ratifies and approves these Bylaws attached hereto and made a part hereof by this reference as the operative Bylaws of the Association.

The Board hereby adopts Rule 1 and adopts and/or ratifies Rules 2 through 11, which are attached hereto and made a part hereof by this reference.

When all of the directors have signed one or separate copies of this Consent and filed them together, this action will be effective as of the date first stated above and this action shall have the same effect as a meeting of the Board.



Keith Lehmann



Alan Dunn



Eric Tyrrell



Greg Hoffman



Richard O'Mara