



## **ANNUAL HOMEOWNERS MEETING**

**December 6, 2022**

### **DRAFT MINUTES**

#### **DATE AND TIME**

The Todd Creek Riverside Community Association (referred to hereinafter as “Owners”) Annual Meeting was held on Tuesday, December 6, 2022 at 6pm at the Harvest Fellowship Church (11401 E. 160<sup>th</sup>, Brighton CO 80602).

#### **I. CALL TO ORDER**

The meeting was called to order at 6:26pm. The Board introduced themselves and Teleos Management Group Representatives and noted attendees as follows:

Directors Present: Anne Blakey; Steve Werth

Additional Attendees: Community Managers Evan Redmond & Fallon Redmond, Teleos Management Group; members of the community and of the public (Sign-In Sheet is on file with Management)

Minutes Transcribed By:

Community Manager Fallon Redmond, Teleos Management Group

#### **II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM**

Management disclosed providing notice of the 2022 Annual Meeting packet and proposed 2023 Budget to all owners of record.

Management confirmed a quorum for the Annual meeting was established through in-person and Proxy attendance.

#### **III. APPROVAL OF THE 2021 ANNUAL MEETING MINUTES**

After review and upon motion made by Director Blakey, seconded by Director Werth, upon vote and unanimously carried, it was resolved to approve the 2021 Annual Meeting Minutes as written. Management disclosed the approved Minutes will be posted on the website.

#### **IV. HOMEOWNER EDUCATION**

Community Manager Fallon Redmond spoke to attendees and answered questions regarding HB-22-1137 which passed in January. Manager Redmond summarized the bill's intent to increase leniency to homeowners with regard to the timing of fine

assessment for covenant violations and provide additional assistance to those experiencing hardships, subsequently hindering their ability to pay applicable fines.

## **VI. RATIFICATION OF ADOPTED 2023 BUDGET**

Management summarized and answered questions regarding the 2023 adopted Budget. Following discussion and upon motion made by Director Blakey, seconded by Director Werth, upon vote and unanimously carried, it was resolved to ratify adoption of the 2023 Budget reflecting no increase in homeowner dues (dues will continue being assessed at the rate of \$48/month)

## **IX. 2022 OVERVIEW**

- **DRC & Social Committees** – The Board expressed gratitude to the Design Review and Social Committees for their dedicated service on their respective Committees.
- **Community Pest Control** – Board members spoke to attendees about ongoing community concerns surrounding pet violations and responsible pet owners, provided information regarding routine community pest control services and discussed the idea of pet waste stations being installed in the community.

## **X. NEW BUSINESS**

- **Out Lot C Development** – The Board summarized the current landscape design plan for phased development of the Out lot as a work in progress open to owner input, suggestions and feed back while the Board/Management work toward solidifying a definitive plan. The community will be informed as decisions are made going forward.
- **Board Member Election** – There was one (1) 2-year term up for election this year. Anne Blakey motioned to open the floor for nominations. Mike Montgomery self-nominated.

Hearing no additional volunteers and upon motion made by Director Blakey, seconded by Director Werth and unanimously carried, it was resolved to close nominations and Mike Montgomery was nominated to the Board by acclamation for a 2-year term.

## **XI. RESIDENTIAL FORUM**

- **Trash Service Contract** – Discussion took place regarding automatic renewal of the Association's current contract with Waste Management for another 5 years, and the Board reported their continued contractual duty to remove properly sealed bags (up to 10 per residence) and while the Board/Management will continue monitoring this for compliance, community feedback is helpful in confirming the vendor is providing the additional service being paid for by the Association.
- **Common Are Clean Up** – The Board and attendees discussed overgrowth concerns throughout community common areas requiring maintenance, as well

as the need for weed mitigation. Management will take the necessary steps to ensure the areas of concern are addressed appropriately.

- **Large Item Pick Up** – Owners expressed desire to schedule one or two large item removal days with Waste Management for removal and disposal of large household items, to which the Board responded in requesting Management to take the necessary steps to schedule 2 large item removal days with Waste Management and provide pertaining information to the community.

## **XII. ADJOURNMENT**

With no further business to discuss before the owners, the Board adjourned the Annual Homeowner's Meeting at 7:50pm.

The foregoing Minutes constitute a true and correct record of the proceedings at the 2023 Annual Homeowner's Meeting on this day of December 6, 2022.

By: \_\_\_\_\_  
Board of Directors President

By: \_\_\_\_\_  
Board of Directors Secretary

DRAFT