

**ANNUAL HOMEOWNERS
MEETING**

November 11, 2024,
6:00 PM at Harvest
Fellowship

MEETING MINUTES

I. DATE AND TIME

The Todd Creek Riverside Community Association (referred to hereinafter as "Owners") Annual Meeting was held Monday, November 11, 2024, at 6:00 PM at The Harvest Fellowship Church (11401 E 160th, Brighton, CO 80602).

II. CALL TO ORDER

The meeting was called to order at 6:09 PM by Director Werth.

Directors Present: Steve Werth, Michael Montgomery, David Christopher

Also Present: Teleos Manager, Heidi Brown

See Homeowners Sign In

III. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Management disclosed providing notice of the 2024 Annual Meeting packet and proposed 2024 Budget to all owners of record. Management confirmed a quorum was not met for the Annual meeting through in-person and Proxy attendance.

IV. APPROVAL OF SEPTEMBER 09, 2024, BOARD MEETING MINUTES

After review and upon motion was duly made by Director Werth and seconded by Michael Montgomery: the motion to September 09, 2024, Board Meeting Minutes was passed by unanimous decision. Minutes will be posted on the website.

V. FINANCIAL REPORT 3rd Qrt FINANCIALS

A motion was duly made by Director Werth and seconded by Director Christopher. the motion to approve the second quarter of 2024, financials were passed by unanimous decision.

VI. Education – Top Five Violations in the community,

Board and Management will be coming through the community and reviewing each home for these five items and any others. For weeds, and other potential violations that the homeowners should be able to rectify within the courtesy time frame, which is ten days. Landscape, trees, etc needed homeowners will be provided until July 1, 2025, to complete these outstanding issues. In April the board will request management to send out reminders of the potential violation

your property is facing. These site visits are completed per our policy from the street view. Sometimes things are not seen or look different close, these notices are not to upset homeowners but to work together to rectify any issue from the start rather than later when it is a bigger issue. We are all working towards making the community the best it can be. The enforcement policy provides homeowners with a potential violation. A courtesy notice is sent to homeowners providing ten courtesy days from day of letter to cure the issue. Pictures are not provided on courtesy notice. If not cured within ten days, a first violation notice is sent to homeowner with pictures of violation, an additional thirty days will be provided to homeowner to cure violation. If not cured within thirty days, then a \$250.00 fine will be issued with a second violation being sent to homeowner that again provides the homeowners with an additional thirty days to rectify/cure the outstanding violation. Should violation not be cured a \$250.00 fine is issued and the homeowner upon board approval will be sent to the HOA attorney for further processing.

Minimum Landscape Requirements

Management spoke about the minimum landscape requirements. Each home should have three trees in the front yard and three trees in the back yard should be planted. At least two trees must be taller than 8 feet and have an appropriate assortment of species.

Trailer and RV Storage Must be stored in a designated location within the perimeter fencing. Only one location is permitted per lot and must be surfaced with concrete, paved asphalt, recycled concrete, recycled asphalt, or an aggregate base course.

Storage Restrictions, Things Prohibited The parking or storage of more than five vehicles parked on the property. king or storage of commercial or industrial vehicles, except that one vehicle used in the operation of a business by an owner **Recreational Vehicles** A maximum of two of any such items may be parked or stored upon a lot at any one time (e.g., one recreational vehicle and one boat, two recreational vehicles, two boats, one recreational vehicle and one trailer, etc.)

Lots to Be Maintained Owners shall maintain lawns and landscaping in a neat and attractive condition; such maintenance shall include mowing and watering, pulling of weeds from lawn, mulch or rock areas, pruning of shrubs and trees, removal of horticultural debris (including yard waste and tree or shrub trimmings), replacement of landscaping and plant material, and keeping the adjacent streets, free from dirt, mud, and debris.

VII. OLD BUSINESS

Lot C- Currently the budget needed to establish this area is currently out of reach. The board will be writing a letter to the Todd Creek Water District to formally request a refund for the money paid to have the ability to tap into the water supply.

VIII. NEW BUSINESS

Ratification of Adopted 2025 Budget

Management summarized and answered questions regarding the 2025 adopted Budget. Following discussion and upon motion made by Director Werth, seconded by Director Christopher, upon vote and unanimously carried, it was resolved to ratify adoption of 2025. Budget reflects no increase in homeowner dues (dues will continue being assessed at the rate of \$55.00/month)

Election of One (1) Board of Director Position (two-year term)

Two homeowners running for the open board position. Both Mike Montgomery and Tyler Curtis introduced themselves and why they should be on the Todd Creek Board of Directors. The homeowner's quorum was not met. The quorum requires 35 homeowners to be in attendance or a proxy. Twenty-five (25) homeowners were represented either by proxy or in person. Homeowners will be given the chance to vote for the open position by mail ballot. More information will be sent out to homeowners within the next couple of weeks.

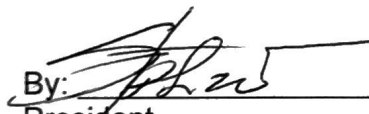
IX. HOMEOWNER OPEN FORUM

Discussion on Lot C development as to the budget is unattainable to develop as originally wanted. Does the HOA request a refund for the money paid towards the water tap, do we proceed with water tap and leave for future development. Many requested if the area could be sold and the answer is no because of an easement, and the Parks Recreation has formally stated via email they are not interested in purchasing. More discussion to come in 2025.

X. ADJOURNMENT

The Board adjourned the meeting at 6:53 PM.

Respectfully submitted,

By: 

President

Or By: _____
Secretary