



**ANNUAL HOMEOWNERS MEETING
October 28, 2021**

MINUTES

DATE AND TIME

The Todd Creek Riverside Community Association (referred to hereinafter as “Owners”) Annual Meeting was held on Thursday, October 28, 2021 at 6pm at Harvest Fellowship Church.

I. CALL TO ORDER

The meeting was called to order at 6:07pm
Directors Present: Anne Blakey and Vanessa Kelley
Also Present: Teleos Manager, Cathy Baldwin
Homeowners Present: See sign-in-sheet

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Manager disclosed that the Annual Meeting Notice, proposed 2021 Budget and Proxy were mailed to all homeowners of record. Manager received 11 proxies and there were 32 households represented in person.
Manager stated that a quorum for the meeting had been established.

III. APPROVAL OF THE NOVEMBER 11, 2020 ANNUAL MEETING MINUTES

Upon motion duly made by Director Blakey, seconded by Director Kelley, and upon vote, the November 11, 2020 meeting minutes were unanimously approved. They will be posted on the Todd Creek Riverside web page.

IV. HOMEOWNER EDUCATION

Manager Cathy Baldwin presented the homeowner education, “Front Yard Landscaping”. All landscaping must be submitted to and approved by the Design Review Committee prior to the installation of any landscaping, a minimum of three trees in the front yard, front yard is considered from the fence line adjacent to the home toward the road, area next to driveway should be addressed in landscaping plan.

FINANCIAL REPORT

Financial statements, consisting of Profit & Loss, Balance Sheet and Budget versus Actual through September 30, 2021 were discussed. Manager provided a general overview of the financials. As of September 30, 2021, the association had \$56,330 in operating cash and \$175,154 in reserves. The association has year to date operating

income of \$103,282 with operating expenses of \$64,472. The association is in good shape.

VI. RATIFICATION OF THE 2022 BUDGET

Manager provided an overview of the 2022 budget, which all homeowners received in the mail for review. Upon a motion duly made by Director Kelley, seconded by Director Blakey, and upon vote, the 2022 budget was unanimously ratified. Homeowner dues will remain at \$48/month.

IX. OLD BUSINESS

- Colorado State Law Allows Artificial Turf in Backyards. Specific guidelines will be determined by the Design Review Committee.
- Outlots to be treated for prairie dogs within the next two weeks.
- The Design Review Committee consists of Paige Kearns, Cynthia Leis, and Michael Montgomery. Their service on the committee is acknowledged and appreciated.
- The Board of Directors consists of Anne Blakey, Vanessa Kelley, and Josh Williams. Their service on the Board is acknowledged and appreciated.

X. NEW BUSINESS

- Allowance for Artificial Turf on front lawns - The issue was brought before the membership to determine if they are in favor of allowing or not. Added to the written ballot.
- Feasibility of community park in Outlot C - The issue was brought before the membership to determine if they are in favor of considering the "feasibility" of a community park in Outlot C prior to establishing a committee and digging in to do the research. Added to the written ballot.
- Election of Two (2) Board positions to - Two (2) Board positions were up for election to replace Director Blakey and Director Kelley. Anne Blakey, Steve Werth, and Sarah Williams volunteered for the Board and were added to the ballot. All nominees on the ballot were given a few minutes to address the owners and state why they want to serve on the Board and why they think they would be a qualified Board Member on behalf of the HOA.
- Secret Ballots were distributed to all members prior to the meeting and ballots with proxies attached were also distributed. The ballots were tallied by Forrest Hancock with the results as follows: Artificial Turf in front lawns - NO, Feasibility of Community Park in Outlot C - YES, Two Board Members with the most votes - Anne Blakey and Steve Werth.
- Social Committee volunteers were requested - Tiffany Chacon, Vanessa Kelley, and Sarah Williams agreed to volunteer.

XI. RESIDENTIAL FORUM- All residents were given the opportunity to speak:

- Halloween will be done on Sunday, October 31, 2021.
- Noxious weeds - Homeowner wanted to know if there was consideration for noxious weeds in landscaping. Manager indicated that she is looking for them

however, will not trespass onto homeowner property to get a closer look. If there are concerns by homeowners, they should notify management.

- Fire hydrants - Some fire hydrants in the community are missing the protective (yellow) poles.
- Speed control- Several homeowners voiced concern over homeowners driving too fast in the community. If there are concern by homeowners, they should notify management.
- Concerns - Homeowners should notify the management if they have any concerns to voice.

XII. ADJOURNMENT

There being no further business to come before the owners at this time, the meeting was adjourned at 7:38 pm.

Respectfully submitted,

By: _____
President

By: _____
Manager/Secretary