



## **ANNUAL HOMEOWNERS MEETING**

**November 13, 2023**

### **MINUTES**

#### **DATE AND TIME**

The Todd Creek Riverside Community Association (referred to hereinafter as “Owners”) Annual Meeting was held on Monday, November 13, 2023, 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 6:01pm. The Board introduced themselves and Teleos Management Group Representatives and noted attendees as follows:

Directors Present: Anne Blakey; Steve Werth: Mike Montgomery

Additional Attendees: Community Managers Heidi Brown, Teleos Management Group; members of the community and of the public (Sign-In Sheet)

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

Management disclosed providing notice of the 2023 Annual Meeting packet and proposed 2024 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 2022 ANNUAL MEETING MINUTES, and BOARD MEETING MINUTES, OCT 5, 2023.**

After review of both dates and upon motion made by Director Blakey, seconded by Director Werth, upon vote and unanimously carried, it was resolved to approve the 2022 Annual Meeting Minutes as written and October 5, 2023, Board Meeting Minutes as written.

#### **IV. RATIFICATION OF ADOPTED 2024 BUDGET**

Management summarized and answered questions regarding the 2024, 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 2024 Budget reflecting no increase in homeowner dues (dues will increase by \$7.00 to the rate of \$55/month)

## **V. 2023 OVERVIEW**

- **Out lot “C” – 1” tap to be installed** – Water district waiting for the HOA to excavate, tap, and install copper to service meter pit. This has been tabled til 2024, a committee will be formed to discuss further.
- **One set of Mailboxes relocated** – The mailboxes that were blocking a partial part of a homeowner’s second driveway as been moved to the other side of the driveway.

## **VI. NEW BUSINESS**

- **Board Member Election** – There were two (2) 2-year term for election this year. Steve Werth ran for reelection and David Christopher ran for the second open position. Management motioned to open the floor for nominations. There were no self-nominees from the floor. By acclamation Steve Werth and David Christopher were elected to serve on the board for 2024-2025.

## **XI. RESIDENTIAL FORUM**

A huge thank you was given to Anne Blakey for all she has done on the community for the last four years.

## **XII. ADJOURNMENT**

With no further business to discuss before the owners, the Board adjourned the Annual Homeowner’s Meeting at 7:04pm.

The foregoing Minutes constitute a true and correct record of the proceedings at the 2023 Annual Homeowner’s Meeting on this day of November 13, 2023.

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

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