

CUNNINGHAM ORCHARD ESTATES

ANNUAL MEMBER & BUDGET RATIFICATION MEETING MINUTES

November 9th, 2024

Call to Order & Determination of Quorum

Board members present were Katie Bowers, Nancy Stevens, Monica Melton. RaeAnne Hadley and Maddy Hadley with Design HOA attended. The quorum was determined with 19 properties represented in person or by proxy. RaeAnne Hadley called the meeting to order at 10:04 am.

Approval of Prior Annual Meeting Minutes

The minutes of the November 11th. 2023 Annual Meeting were distributed and reviewed prior to the meeting. Katie motioned to approve the minutes as presented. Nancy approved and all were in favor.

Financial Reports

The financial reports were distributed and reviewed prior to the meeting. A homeowner asked how much the HOA currently has in the bank account. RaeAnne explained the operating account has \$5,916.46 and the reserve account has \$7,607.83. A homeowner asked if the HOA spent \$1,500 on landscaping maintenance this year. RaeAnne explained the HOA has not used it for this year, and it will be allocated towards next year's expenses. A homeowner asked if the legal fees had been used this year. RaeAnne explained the legal fees had been used and waiting on the final invoice. Katie motioned to approve the 2024 financial report, Nancy seconded the motion passed unanimously.

Old Business

- a) Discussion of where our HOA is Headed
- b) Board Nominations

New Business

RaeAnne explained she would be presenting the New Business out of order to help answer some questions about the 2025 Budget and the HOA assessment increase.

a) Irrigation Committee Volunteers

RaeAnne asked for Volunteers to help with the irrigation, Dwight Allbritton volunteered. Curtis explained he would help the committee with the set up and running the system. Curtis Kraft is the owner of the development company, Brix and Stix which will be finishing the development of the HOA. Lary Hinger showed Curtis everything revolving the irrigation system. After the meeting Brandon Fuller approached the board and volunteered to serve on the committee.

b) ARC Board Volunteers

RaeAnne asked for volunteers to serve on the ARC board, Keith Griffin volunteered.

c) Declarant Discussion and Updates

RaeAnne explained Larry Hinger had lost declarant rights a year and a half ago. RaeAnne explained when the HOA voted to lower quorum from 60% to 35%, there was concern the bylaws couldn't be changed as it was unclear if the HOA was legally independent. During the year, it was discovered that Larry no longer had declarant rights and the vote to amend the bylaws was allowed. RaeAnne explained Larry and Curtis would cover attorney's fees to get the HOA's Governing Documents updated and compliant with Colorado state law. The HOA will be getting the final documents and the last bill from the attorney soon. A homeowner asked if Larry Hinger had satisfied all his contractual agreements? Katie explained Larry is waiting on the final plat to be approved on the 19th of November.

d) Presenting the 2025 Budget & HOA Assessment Increase to \$250.00

RaeAnne explained the HOA dues would be going up \$50 because the HOA is now in charge of their own irrigation, there's more common areas and more maintenance required with the new houses and park. RaeAnne explained the HOA would need to look for a new landscaping company. Insurance companies are raising their dues, American Family is no longer taking HOA's. The budget was ratified and approved unanimously.

e) Events Bucket

Katie explained the Neighborhood Watch Program was asking homeowners to update their email addresses and add theirs if they wanted to be included in the notifications. Katie discussed holding social events during the year and utilizing the park. Events and dates will be determined later.

Member Comments

- a) A homeowner asked about ATV's being driven in the unbuilt areas of the HOA. RaeAnne explained there was nothing the HOA could do on property that was not part of the HOA yet.
- b) A homeowner asked if the HOA would be held liable if an ATV flipped while being driven on the dry lots next to the HOA. RaeAnne explained since the dry lot area is not owned by the HOA, if anyone was injured the HOA would not be liable. RaeAnne discussed if someone is speeding with an ATV on HOA property, the police should be called immediately.
- c) Nancy asked Curtis what he will do with construction traffic. Curtis explained he will talk to his crew to maintain slow speeds and keep off the roads as much as possible.

Nomination and Election of Directors

- a) RaeAnne explained John has stepped off the board and there would be one position open for nominations. Kristine Weiszbrod volunteered for the board.

The 2024 Executive Board members are:

Name	Position
Katie Bowers	President
Monicia Melton	Vice President
Kristine Weiszbrod	Secretary/ Treasurer
Nancy Stevens	Member at Large
Jan Allnutt	Member at Large

Adjourn

The meeting was adjourned at 10:56 am by RaeAnne Hadley.

RESPECTFULLY SUBMITTED by Maddy Hadley, Design HOA.