Dallas Meadows Community Association

Annual Meeting
The Dallas Meadows Community Association (DMCA) will hold its Annual Meeting of the members on Thursday, December 15, 2022.

Date of Meeting: December 15, 2022

Location: Zoom: https://us02web.zoom.us/j/82655227514?pwd=RDFUdjJWYTV4Rk5jYXk4RlNBMkZEQT09
Registration: 5:45 P.M.
Call to Order: 6:00 P.M.

Purpose of the Annual Meeting
This year, an Annual Meeting will take place with the following purposes:

A. To elect Lot Owners to the Board of Directors by Membership vote with the term of office being one (1) year. The candidates for the Board at this time are (alphabetically by last name):
    a. Martin Bouliane
    b. Russell Cosby
    c. Mark Dollard
    d. Erik Fallenius
    e. John Harper

B. To provide members with a review of the 2022 Financials and DMCA Board activities.
C. To ratify the 2023 Operating & Reserve Budgets.

Who Serves on the Board of Directors?
The Board of Directors is elected to make decisions, set policies, and accomplish the Association's goals and objectives. It enforces community rules and regulations, ensures appropriate maintenance and operations of community common elements, and makes the decisions that affect the community. The Board has the fiduciary responsibility to act at all times in the best interest of the whole Association.

Do I have to Vote?
Although it is not required that you vote, your participation is strongly recommended. At least 51% of the lot owners must participate in order to conduct an election. Therefore, if at least 22 lot owners do not vote, either on the Zoom call or by proxy, no election will be held. This will result in additional expenses since paper ballots will need to be mailed and an election committee formed to tabulate the votes.

If you cannot attend, please complete the proxy form and either email it back to DMCABoard@outlook.com or hand deliver it to Mark Dollard (112 Uncompahgre Ct) **prior to the December 15th meeting** to ensure your vote counts.

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VOTING PROXY FORM

Home Owner Name(s): _____

Lot Address: _____

OPTION 1 – Assign a proxy to vote for your lot:

I give _____ authorization to vote on my behalf on all issues put to a
Name of proxy

vote by the homeowners association during the **December 15, 2022** meeting.

OPTION 2 – Provide your votes below for your lot:

BOARD CANDIDATES		

I apply my votes as follows*:

Mark ✖	**Candidate**– one (1) vote per candidate, up to five (5) votes total
	Martin Bouliane
	Russell Cosby
	Mark Dollard
	Erik Fallenius
	John Harper

** NOTE: If your votes do not conform to the rules of "one vote per candidate and up to five (5) votes," your votes will be invalid and not counted. Please contact Mark Dollard (dmcaboard@outlook.com) if you have any questions to ensure your votes count.*

Home Owner(s) Signature: _____

Date: _____

This form must be presented prior to or at the Annual Meeting. Only one proxy form is allowed per lot.

2023 DMCA PROPOSED BUDGET

	2023		Comments
Income	Operating Budget	Reserve Funds	
HOA Dues			
Operating Budget	$33,425		6% incr. from prior year (31,530) $825/$725 vs $765/$665
Reserve Collection		$6,765	$165 from 41 lots down from $1,035
Tap Fees	$0		
Fines for Violations	$0		
Water Overage Payment	$600		
Reserve Interests		$3,000	Assuming 2% Certificate of Deposit on $150,000
Total Income	$34,025	$9,765	Total reserve additions
Expenses			
Water Utility			
Water Operator	$16,800		Average $1,400/month
Chem, Equip, Minor Repairs, & Testing Activity	$2,500		Assuming one leak repairs @$2,500
Testing Lab	$1,500		
CO Registration	$75		CODW & CO811
Electricity (Pump & Tank)	$2,300		Worst case based on 2022 with leaks
Meter Reading	$0		Currently performed by lot owner
Water System Maintenance	$1,000		Electrical cleanup
Administration			
U. S. Post Office Box/Postage	$100		
Office/Copy	$150		
WEB Site	$250		
Management company	$4,950		$550 per month starting 2nd quarter (9 months)
Misc. (e.g., HOA Leader, CO Assoc, MS Office, etc.)	$500		
Legal and Professional			
Tax Preparation/Accounting/Review	$800		2022 was $350 but only charged 50% of cost
Attorney/Legal	$1,000		None planned
Audit	$0		Planned for 2022 but pushed to 2024
Insurance			
Insurance	$1,000		2022 was $938
Contingency			
Contingency	$1,000		
Total Expense	$33,925	$0	
Operating Net	$100		