Village at Eagle Landing Homeowners' Association
Annual Meeting Minutes - Approved
Date: October 14, 2023
Location: Montrose Public Library, 320 S. Second Street, Montrose, CO 81401

Annual Meeting & Budget Ratification Meeting

I. Call to order – The meeting was called to order at 10:31 a.m. by John Broadbooks
   a) In attendance: Board Members President – John Broadbooks, Jean Hadley – Vice President, and Treasurer – Delle Casselberry
   b) Management Company: Tina McFarlin with ACCU
   c) The meeting was held at The Montrose County Library, 320 S. Second Street, Montrose, CO 81401.

II. Verify Quorum – Per the Bylaws 20% = 13 residents must attend in person or via proxy. Quorum was met per the Bylaws (11 – person & 16 proxies, 27 - total)

III. Proof of Notice was provided by John Broadbooks, the President of the Association.

IV. Budget– the 2024 Budget was reviewed & ratified with an increase in dues to $286.00 per year, with (2) installments, the first being by January 31, 2024, and the second one by July 31, 2024. John Broadbooks made a motion to approve the 2024 Budget, Alan VerValin seconded the motion. The motion was carried and approved unanimously.

V. Approval Minutes – May 20, 2023, Board meeting minutes were presented. The 2022 Annual meeting minutes were not available. John Broadbooks made a motion to approve the May meeting minutes, Delle Casselberry seconded the motion. The motion was carried and approved unanimously.

VI. Financials – Delle Casselberry went over the September 2023 financials. John Broadbooks made a motion to approve the financials, Jean Fleming seconded the motion. The motion was carried and approved unanimously. The delinquencies were reviewed and will be turned over for legal action.

VII. Old Business – John Broadbooks mentioned to the members that Village at Eagle Landing is an LLC instead of a 501 (c) 3. Legal counsel and ACCU will work on the correct filing for 2024.

VIII. New Business - John Broadbooks discussed the 2 proposals the association received for xeriscaping, 1 by Misty Mountain for $24,216.08 and APS for $27,812.00. These proposals were for the small areas. The Board decided not to enter into contracts at this time for the xeriscaping. There seems to be more mosquitoes this year, the management company will work with the board to explore some natural ways to remove the mosquitos.

IX. Nomination and Elections: There were not any nomination forms received prior to the meeting John Broadbooks opened up the floor for nominations. John Broadbooks made a motion to nominate the current board members and accept the nomination from the floor for Secretary – Dorothy Wire. Alan VerValin seconded the motion. The motion was carried and approved unanimously.

APPROVED

X. Open Forum: Tina McFarlin presented on the acquisition of Assurance HOA Management and ACCU the new Management Company.

XI. Adjournment: Alan Vervalin made a motion to adjourn the meeting at 12:05 p.m., Dorothy Wire seconded the motion. The motion was carried and approved.

APPROVED