

ARBORS AT MOUNTAIN SHADOWS COA, INC.
ANNUAL GENERAL MEMBERSHIP MEETING MINUTES

NOVEMBER 18, 2009

The Minutes of the 2009 Annual General Membership Meeting cannot be adopted by the Board until the 2010 Annual Meeting.

Present: Roberta Ringstrom, President; Peg Roach, Vice President; Chris Wright, Treasurer and Donna Hopkins, Director at Large.

Absent: Kelly Hodge, Secretary.

Minutes Taken By Heather Bourland, Acting Secretary

Call to Order

Roberta Ringstrom, President, called the Annual Membership Meeting to order at 7:20pm. The delayed start was due to waiting on a quorum to begin the meeting.

Verification of Quorum

It was reported that 46 members, including proxies, were present, constituting a quorum.

Minutes of 2008 Annual Meeting

Roberta Ringstrom, President made a motion to dismiss the reading of the 2008 Minutes at the Annual Membership Meeting and to approve the 2008 Minutes as written due to the delayed start of the meeting. The motion was seconded by Chris Wright, Treasurer. Ms. Ringstrom called for discussion and questions or concerns from the members. The Board voted and the motion was carried unanimously. No concerns with this motion were expressed by the members present.

Members Forum

The meeting was opened up to a Members' Forum for questions and answers. There were no topics presented by the members for discussion.

2009 Annual Report

Chris Wright, Treasurer gave the Treasurer's report for the month ending October 31, 2009:

Revenue:	\$ 20,462.00
Late Fees:	\$ 160.00
Misc. Income:	\$ 10.00

Interest Income:	\$ 15.37
Total Revenue:	\$ 20,647.37

Operating Expenses:	\$ 8,144.44
Interest on Reserve Account:	\$ 7.12
Net Income / Loss:	\$ 12,510.05

Year-to-Date:

Revenue:	\$ 204,620.00
Late Fees:	\$ 1,480.00
Interest Income:	\$ 259.36
Miscellaneous Income:	\$ 112.06
Total Revenue:	\$ 206,471.42

Operating Expenses:	\$ 178,615.58
Interest on Reserve Account:	\$ 29.30
Net Income / Loss:	\$ 27885.14

Current Assets as of October 31, 2009:

Checking:	\$ 24,851.59
Savings:	\$ 30,028.48
Reserves:	\$ 28,773.09
CDs:	\$ 25,000.00
Accounts Receivable	\$ (4,430.78)
Total:	\$104,182.38

2010 Budget Options

Chris Wright, Treasurer, reported that the Board of Directors prepared two proposed budget options for FY 2010 and distributed a copy to the members in attendance: Budget A (Retain Existing Self-Management) and Budget B (Includes Option For Some New Property Management Services). Treasurer Wright went through the budget line items to explain the budget numbers. She also explained that both budget options for 2010 reflect a three percent increase in COA Annual Assessments (Dues).

Chris Wright explained that items taken into consideration during the development of the budget options included the actuals from the FY 2009 budget and estimates including, for example, increases projected by the City of Colorado Springs, in areas such as water, electric and gas. Other areas taken into consideration were snow removal, insurance, the clubhouse and social expenses, general maintenance and repair, landscaping and landscaping maintenance contracts, trash removal, hot tub and pool, irrigation repairs, painting, street maintenance, fire safety maintenance, wastewater and storm water.

2010 Annual Assessments (Dues)

Donna Hopkins, Director at Large, explained the dollar increases that will result in the 2010 Annual Assessments (Dues) from the 3% increase.

If you are currently paying \$119.00, in 2010 you will pay \$123.00

If you are currently paying \$134.00, in 2010 you will pay \$138.00

If you are currently paying \$155.00, in 2010 you will pay \$160.00

If you are currently paying \$163.00, in 2010 you will pay \$168.00
If you are currently paying \$165.00, in 2010 you will pay \$170.00

Vote By Members on 2010 Budget

President Ringstrom called for a vote of the members on the 2010 Budget. The votes were counted and announced for the proposed 2010 budgets. The majority of votes were for the approval of Proposed Budget A (Retain Existing Self-Management). Roberta Ringstrom, President made a motion to approve 2010 Budget A, together with a 3% increase in the Annual Assessments. Chris Wright, Treasurer, seconded the motion. The motion was then put to a vote by the Board Directors in attendance resulting in a tie: 2 votes for and 2 votes against approval of Budget A. Donna Hopkins claimed to have proxy authority to cast Kelly Hodge's vote, and she used that proxy to register another vote "against" 2010 Budget A. This immediately raised dissention from the members present expressing their concern that the Board was voting against the will of the Homeowners that they were elected to serve.

Chris Wright, Treasurer, explained that 2010 Proposed Budget B does *not* mandate that the new Board retain a property management company to assist with outsourcing enforcement of our CCR's and rules, but it affords the new Board the option to do so if the new Board should decide to do so in 2010.

This discussion was followed by a new motion entered by Peg Roach, Vice-President to approve 2010 Budget B (Some New Property Management Services), together with a 3% increase in the Annual Assessments. Chris Wright, Treasurer, seconded the motion. The motion was then put to a vote by the Board Directors in attendance (and Donna Hopkins voting by proxy for Kelly Hodge) resulting in 4 votes for and 1 vote against adoption of 2010 Budget B. President Ringstrom explained to the members present that the vote on approval of a 2010 budget and an increase in Annual Assessments is up to the Board. President Ringstrom then announced that the Board passed 2010 Budget B with the 3% Increase in Annual Assessments (Dues).

New Director Positions

Peg Roach, Vice President explained the terms of Directors and that the Bylaws dictate that we are to have 1/3 new directors every annual meeting. At this 2009 Annual Meeting, the members would be voting on candidates to fill two open Board positions. The two new Directors would serve for 3 years. Vice President Roach expressed a need for increased Homeowner involvement, so we can comply with our Bylaws in establishing 1/3 new Directors at every annual meeting.

Nominations For New Directors – Nominating Committee

Vice-President Roach introduced the two candidates running for the two open Director positions. The two candidates are Heather Bourland and Rick Shaw. Both candidates gave a brief statement on their experience and qualifications to serve as members of the

Board of Directors. Vice-President Roach thanked the current Board for their service and expressed gratitude for Michele Rich for volunteering recently to maintain the Arbors website.

New Director Nominations From The Floor

Vice-President Roach then asked for nominations for additional candidates from the floor.

Election of New Directors (Board Members)

There being no additional nominations, owners were asked to vote. The following votes were cast:

Heather Bourland (100% of votes)

Rick Shaw (100% of votes)

Introduction of New Board Members

The Board of Directors for 2010 will be comprised of Roberta Ringstrom, Peg Roach, Heather Bourland and Rick Shaw, with a fifth position to be added via appointment by the new Board due to the resignation of Chris Wright, Treasurer, effective November 19, 2009. President Ringstrom informed the audience that Jeanette Forbes has expressed an interest in being appointed to the Board. Jeanette Forbes introduced herself and gave a brief history of her qualifications, which includes working as a manager for an apartment building with 244 units. Jeanette Forbes explained that she has lived at the Arbors for 5 years.

Appointment of 2010 Nominating Committee

Vice-President Roach explained the procedures for a Nominating Committee each year. Vice-President Roach announced that Rick Shaw, Director, will chair the Nominating Committee and Joyce Guido volunteered to serve on the committee. The By-Laws of the Association require two committee members in addition to the chair. President Ringstrom explained that since there were no additional volunteers for the Nominating Committee at the annual meeting, the Board will continue to recruit the required additional committee member.

2009 Organizational Meeting

President Ringstrom reported that the newly elected Board of Directors would meet for an Organizational Meeting within ten days after the 2009 Annual Meeting to elect Officers. Officers are elected for one year only.

Meeting Adjournment

The meeting was adjourned by President Ringstrom at 8:02 p.m.