

Midtown at Cottonwood Creek Homeowner Association  
December 18, 2020 Annual homeowner meeting  
Zoom Meeting

Meeting was called to order by Jerry Richardson, Board President, at 6:01PM  
There was a quorum of the owners, with 35 owners present or by proxy,  
including Jerry Richardson Board President, Jerry Huscher Property Manager,  
and Darren Burns Voting assistant.

Purpose of the meeting: Vote to transition the board to homeowner control  
and Ratify the budget for 2021.

Jerry Richardson started the meeting, briefly explaining the purpose of the meeting, to ratify the budget and elect 2 new Board members. Jerry Richardson explained that he will stay on through the transition process. A reserve study was done to be sure the reserve was properly funded and noted the community over all is in great financial state. He explained that an audit is being done through an independent accountant that would be final in the next couple of months, and the final step of having a walk through with two residential Board members for a final landscape punch list in the spring. Once that is completed, Jerry Richardson explained he would step down and have a third homeowner added to the Board

Jerry Richardson reviewed the financials. Overall, the association is doing well. Cash operating is \$80,333, Reserve is at \$62,502. Jerry explained that the reserves are for common area expenses such as the Gazebo, common area sidewalk in the upcoming years, and is about 150% funded. That is a combination of CD's and a reserve account. Receivables are at \$5,600 which are very low for the community. Financials were opened for question from homeowners, no question were asked from homeowners.

Jerry Richardson reviewed the Budget. The assessment for 2021 will stay at \$285 a quarter. There will be an increase for management that is set at \$8 a door, and landscaping cost now that the community is complete. Jerry explained that the utility budget is based on previous year and may vary in cost. The expectations of water restrictions in Colorado Spring, the budget will be high. The Budget was opened for question from the homeowners, no questions were asked.

Darren Burns briefed the homeowners, that the voting that was previously done by ballots sent via email and letters and returned by December 8<sup>th</sup>, 2020 prior to the Annual Meeting, were going to be accounted for and applied to a new vote done through a web based Easy Vote Balloting program. Emails were then sent to all homeowners present on the Zoom Meeting with a link to Easyvoteonline.com. Voting would include the original six volunteer homeowners for the Board and the 2021 Budget. Homeowner were given to 8:00PM to complete the vote before voting stopped and results were recorded. During the voting Volunteer homeowner for the Board were given time to introduce and present themselves.

Floor was opened for homeowners who would like to volunteer for being on the board during the online ballot setup. Jerry Richardson called volunteer Board member alphabetically to speak. Rachel Bentley spoke and stated, she is a first-time homeowner, currently a supervisor with good organizational and communication skills. Vickie Heffner spoke and stated that she is an executive director for an education non-profit. She is very familiar with

financials, including leadership and management experience. John Rollins spoke and stated that fell in love with the homes and the community before purchasing his home. He wants to serve and contribute to the community. Kim Sinkola spoke and stated she is a district 20 teacher and teaches high school. She wants to contribute to the community whether she is on the Board or not. With there being no other candidates present to call, the owners were given time to cast their votes.

During the ballot setup to vote online, Jerry Richardson stated that being there were four great candidates at the meeting, he would entertain the idea to the homeowners if there were no objection, he would like to keep the Board members at an odd number, he suggested to the homeowners that instead of voting for the members he would like to have all four candidates on the Board. That would be five including himself, keeping the Board at an odd number. Darren Burns suggested that the votes be casted and recorded, and that the members that had the highest votes would be added to the Board with the terms of 3 years, 2 years contingent with the highest vote and Jerry Richardson being 1 year. There was no objection. During the ballot setup, Sonya Bynoe questioned if she could write in a candidate such as Sondra Bynnoe-Dolittle. Sondra responded she would except the opportunity to be a candidate for the Board. Sondra spoke and stated her address and informed the homeowners that she has been active with the builder in concerns for the common areas of the community and there were a few things she would like to address some issues in the neighborhood before it is turned over to the community. She is a former law enforcement officer and thinks that it is very important to live in an HOA to make the community livable and have values for what she pays for in the community.

Darren informed the homeowners they also could vote for themselves on the ballot write in line. Darren opened the forum for question while ballots were completed and closed.

Open Forum:

A homeowner had a question for Jerry Richardson about perimeter fencing when it would be installed and what it would be like. Jerry stated that he was not sure and does not believe it has perimeter fencing. A homeowner had a question for Jerry about the plastic pipes that were standing in the community common areas. Jerry stated that they were pipes in place for future cable runs such as comcast and tele communications and such. They would be cut to ground level after completion. A homeowner had a question for Jerry about how the community is to address things such as dog stations and the trash cans. She is concerned if placed near a home that the smell would be an issue in the summer. Jerry explained that it is hard to make everyone happy and that it is a decision that the developer manager makes, they make the decisions to be best for everyone. Sondra said that she and others has spoken to Adam Loren about the issue. The concern is when the wind blows the trash and the smell impacting the homeowner in front of the trash cans. She said that the homeowners should have some input of where they are located. A homeowner also stated that she has one in front of her home and is concerned that she will not be able to enjoy the community as other residents will. Jerry Richardson stated that he would discuss the issue with Loren the project manager and the vice president in the morning. A homeowner that was not identified brought up the issue with so many homeowners with dogs and the property near the model homes across the street about having a dog

park there that would be fantastic because there are so many dogs in the community. Homeowner spoke and stated that she found out that the property across from the model home belongs to a church and tentatively a church will be built on the lot. The open forum was closed.

Because Voting was setup to close at 8:00PM and the open forum was closed. Jerry Richardson suggested that the votes totals be sent to the homeowner via email rather than wait till 8:00PM for the results. Darren stated that the votes would be sent to all homeowner after the voting was closed.

With there being no further business, the meeting of the homeowners was adjourned at 6:52PM.

At 8:44PM, Darren sent out an email blast to the homeowner with the results.

Wednesday December 9, 8:44 PM

Dear Midtown at Cottonwood Creek Owner,

Thank you to all of you who attended the meeting or voted via mail in ballot. As promised, after the polls closed the results would be announced tonight via email. They will also be published later via the draft minutes.

The budget passed by a margin of 33 votes in favor and 3 against.

Your 2021 Board of Directors were elected as follows:

Rachel Bentley - 3 Year Term  
Vickie Heffner - 3 Year Term  
John Rollins - 2 Year Term  
Sally Allison Deleon - 2 Year Term  
Jerry Richardson - 1 Year Term

Now that the Board is duly elected, the Board Members will convene a meeting to determine which members will fill the officer positions of President, Vice President, Secretary and Treasurer.

Respectfully,

Darren H. Burns  
Election Admin

Respectfully Submitted.

Jerry Huscher  
Property Manager