

# Chatfield Corners Owners Association

October 15, 2021

RE: 2021 Special Annual Member Meeting

Dear Chatfield Corners Property Owners,

Pursuant to the By-Laws of Chatfield Corners Owners Association., enclosed is written notice that the 2021 Annual Meeting of the Members of the Association has been scheduled for Thursday, October 28, 2021, starting at 5:30 P.M. concurrently with the Chatfield Corner Metropolitan District Board meeting being held at Eagle Valley Rod and Gun Club, 100 Gun Club Rd, Gypsum, Eagle County Colorado with a remote attendance option via Zoom.

Please use the following information to attend remotely:

Website: <https://zoom.us/join> Phone Only: +1 253 215 8782 US  
Meeting ID: 814 2173 9274

Please complete and return the Proxy included with this letter to ensure there is a quorum at the meeting. Your proxy may be revoked if you are able to attend the meeting. Please indicate your designated Proxy's name, sign, date and return your proxy by one of the methods listed at the bottom of the proxy. Your proxy must be received prior to the start of the meeting to be counted.

The purpose of the meeting is to elect directors to the Executive Board, review the 2022 proposed budget and provide required owner education. The proposed annual assessments for 2022 are \$0 as all anticipated expenses are paid by the Chatfield Corners Metropolitan District.

There are three Director positions for staggered terms up for election in 2022. If any homeowner is interested in serving on the Board, you may submit your name and a short biography to me via email prior to the meeting or you may nominate yourself at the meeting.

If you have any questions, please contact me at [bethj@mwcpaa.com](mailto:bethj@mwcpaa.com) or (970) 926-6060 ext. 1.

Sincerely,

Chatfield Corners Owners Association



Secretary for the Meeting

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*Administrative & Financial Management Provided By Marchetti & Weaver, LLC*

**Mountain Office**  
28 Second Street, Suite 213  
Edwards, CO 81632  
(970) 926-6060

**Website & Email**  
[www.mwcpaa.com](http://www.mwcpaa.com)  
[Admin@mwcpaa.com](mailto:Admin@mwcpaa.com)

**Front Range Office**  
245 Century Circle, Suite 103  
Louisville, CO 80027  
(720) 210-9136

# Chatfield Corners Owners Association

## NOTICE OF ANNUAL MEETING OF MEMBERS TO BE HELD OCTOBER 28, 2021

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**Notice is hereby given** that the Annual meeting of the Members of Chatfield Corners Owners Association has been called by the Executive Board of the Association pursuant to Section 3.02 of the Bylaws of the Association. The meeting will be held on October 28, 2021 at 5:30 P.M., MDT concurrent with the Chatfield Corners Metropolitan District Board Meeting at the Eagle Valley Rod and Gun Club, 100 Gun Club Road, Gypsum, Eagle County Colorado with an option to attend remotely via Zoom meeting, join information below.

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### Agenda

- 1) Call to Order
  - a) Roll Call and Declaration of Quorum (20% of total votes = 42 or 46)
  - b) Confirmation of Notice
- 2) Reinstatement of Association Executive Board - Election of Board Members
  - a) Nominations for 3 staggered Director terms
    - i) Most votes = 3 year term, 2<sup>nd</sup> most votes = 2 year term, 3<sup>rd</sup> most votes = 1 year term
  - b) Secret ballot to elect Directors, if necessary
- 3) Business
  - a) Owner Education (topic to be announced at meeting)
  - b) Other Business
- 4) Financial
  - a) Review of preliminary Financial Statements ending December 2021
  - b) Consideration of 2022 Budget and setting of Assessments
- 5) Adjournment

Executed this 15th day of October, 2021

CHATFIELD CORNERS OWNERS ASSOCIATION,  
INC.

a Colorado Non-profit Corporation

By: /s/ Grant Murphy

Grant Murphy, Acting President

To join Zoom Meeting:

<https://zoom.us/join>

Meeting ID: 814 2173 9274

Phone Only: +1 253 215 8782 US

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Chatfield Corners Owners Association  
Statement of Revenues, Expenses and Changes in Fund Balance  
Actual, Budget and Forecast for the Periods Indicated

Printed: 10/15/21

Inflation  
3%

Operating Fund	Fiscal Yr Ended 12/31/20 <u>Actual</u>	Approved 2021 <u>Budget</u>	2021 <u>Forecast</u>	PRELIMINARY		Variance Favorable (Unfavor)	2022 <u>Budget</u>	<u>Budget Notes</u>
				12 Mos Ended 12/31/21 <u>Actual</u>	12 Mos Ended 12/31/21 <u>Budget</u>			
<b>Revenues</b>								
Lots	188	188		188			188	
Duplexes	40	40		40			40	
<b>Total Units</b>	<b>228</b>	<b>228</b>		<b>228</b>			<b>228</b>	
Regular Assessments	0	0	0	0	0	0	0	
Special Assessment	0	0	0	0	0	0	0	
Design Review Fees	0	0	0	0	0	0	0	
Interest Income	0	0	0	0	0	0	0	
Other Income (late fees, violation fines, etc.)	0	0	0	0	0	0	0	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Expenses</b>								
Accounting & Administration	0	0	0	0	0	0	0	
Tax Return Preparation & Expense	0	0	0	0	0	0	0	
Design Review Expense	0	0	0	0	0	0	0	
Covenant Enforcement Expense	0	0	0	0	0	0	0	
Bank & Office Expenses	0	0	0	0	0	0	0	
License Fees, Permits, Dues	0	0	0	0	0	0	0	
Insurance Expense	0	0	0	0	0	0	0	
Legal & Professional Fees	0	0	0	0	0	0	0	
Miscellaneous Expenses	0	0	0	0	0	0	0	
<b>Total Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Revenue Over (Under) Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Beginning Fund Balance	0	0	0	0	0	0	0	
Transfer Fund Bal to Metro District								
<b>Ending Fund Balance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

Chatfield Corners Owners Association		Printed: 10/15/21
Balance Sheet		
As of the Dates Indicated		
Operating Fund	12/31/20	12/31/21
<b>Current Assets</b>		
Cash - Operating Account	0	0
Accounts Receivable	0	0
Prepaid Expenses	0	0
<b>Total Assets</b>	<b>0</b>	<b>0</b>
<b>Liabilities and Fund Equity</b>		
<b>Liabilities</b>		
Accounts Payable	0	0
Deferred Revenue & Prepaid Assessments	0	0
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>Fund Equity</b>		
Working Capital Deposits	0	0
Operating Fund Balance	0	0
<b>Total Fund Equity</b>	<b>0</b>	<b>0</b>
<b>Total Liabilities and Fund Equity</b>	<b>0</b>	<b>0</b>

> see AR Aging Report for detail

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

# Chatfield Corners Owners Association

Special Annual Member Meeting of the Chatfield Corners Owners Association  
October 28, 2021 at 5:30 P.M. MDT

The undersigned Member(s) of the Chatfield Corners Owners Association, hereby appoint the undersigned individual (print name below) **OR** Grant Murphy, Acting President (if left blank)

\_\_\_\_\_,  
(Please verify that your designated proxy will be in attendance at the meeting)

to represent me/us at the Special Annual Member Meeting of the Chatfield Corners Owners Association to be held on **October 28, 2021**, and any adjournment thereof, and to vote my membership on any matters or resolution which may come before the meeting and take any actions which I/we could personally take if present at the meeting. This proxy shall be void if I/we personally attend the meeting.

\_\_\_\_\_  
Signature of Member(s) as such Member(s) names appear on deed

\_\_\_\_\_  
Print Name(s)

\_\_\_\_\_  
Lot Number and/or Street Address

\_\_\_\_\_  
Date signed

**Your signed proxy must be received by the Secretary for the meeting by one of the below methods before 4:00 P.M. on October 28, 2021 to be counted. Please allow sufficient time (1 day for email or fax, at least 10 days for USPS mail) for your proxy to be received based on your preferred method of return. You may return your signed proxy document via:**

Email: [bethj@mwcpaa.com](mailto:bethj@mwcpaa.com)

Fax: 970-926-6040

USPS or Drop Off: Chatfield Corners Owners Association  
c/o Marchetti & Weaver LLC  
28 Second St, Suite 213, Edwards, CO 81632

Received by Association \_\_\_\_\_ Date & Time By: \_\_\_\_\_

\_\_\_\_\_  
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