
RECORD OF PROCEEDINGS

Minutes of the Annual Meeting Of the Members of Chatfield Corners Owners Association, Inc. October 28, 2021

The Annual Meeting of the Members of Chatfield Corners Owners Association, Inc. was held October 28, 2021 concurrent with a meeting of the Metropolitan District Board of Chatfield Corners Owners Association, Inc., at the Eagle Valley Rod and Gun Club, 100 Gun Club Road, Gypsum, Eagle County, Colorado, with an option to attend via remote Zoom meeting, in accordance with State regulations.

Attendance

The following members were present and acting:

- Dave Barton, acting Secretary
- Grant Murphey, acting President
- Joe Schwan
- Mike Woods
- Patrick Johnson
- Chris Huffman
- Pinky Sirois
- Jamie and Mike Humphrey

Also in attendance were:

- Beth Johnston, Secretary for the meeting, Marchetti & Weaver LLC
- Ken Marchetti, Marchetti & Weaver
- James Fitz, Fitz Landscaping

Call to Order

The meeting of the members of Chatfield Corners Owners Association, Inc. was called to order on October 28, 2021; at 5:36 p.m.

• Section 2.03 of the Association's By-Laws requires that 20% or 46 members out of 228 total are required to be represented in order for a quorum to be present. Without a quorum, a meeting can be held but no official action can be taken.

Notice of the meeting was published October 21, 2021 per section 3.04(a) of the By-Laws. Notice was also posted to the Association's website and emailed out to owners signed up for the email distribution list.

Owner Education

Mr. Marchetti reviewed the role of the Association Board, its responsibilities and the agreement with the Metropolitan District to perform Design Review and Covenant Enforcement duties for Chatfield Corners. The Association Board would be called upon in rare instances when changes to the governing documents would need to be made or on other rare occasions when the Association Board would need to take action.

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Chatfield Corners Owners Association, Inc. October 28, 2021 Member and Directors Meeting Minutes

In absence of a quorum for the Annual meeting, the Annual meeting was adjourned. The acting Executive Board called an Executive Board meeting to order and waived notice of the meeting.

Appointment

of Directors Mr. Marchetti explained that if there was no quorum for the Annual Meeting, the Executive Board was authorized by the bylaws to appoint directors to the Board. Director Murphy asked meeting participants if anyone was interested in serving on the Association Board. Michael Humphrey and Patrick Johnson expressed interest in serving. Mr. Humphrey introduced himself and reviewed his background. Following discussion and by motion duly made and seconded

RESOLVED to appoint

- Mike Humphrey for a 3 year term, ending 2024
- Grant Murphey for a 2 year term, ending 2023
- Patrick Johnson for a 1 year term ending 2022

FURTHER RESOLVED to elect the following offices

President	Mike Humphrey
Secretary	Grant Murphy
Treasurer	Patrick Johnson

2022 Budget Following discussion and by motion duly made and seconded

RESOLVED to approve 2022 \$0 budget and set assessments at \$0 for the year.

Insurance Following discussion and by motion duly made and seconded

RESOLVED to approve the purchase of Directors and Officers Insurance with State Farm per the Proposal.

Adjournment There being no further business to come before the meeting, upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the meetings of the Members and the Executive Board of the Chatfield Corners Owners Association, Inc. this 28th day of October 2021.

Respectfully submitted,
/s/ Beth Johnston
Beth Johnston
Secretary for the Meeting

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FORMAL CALL AND NOTICE OF EXECUTIVE BOARD MEETING WAIVED

_____	_____
_____	_____
_____	_____

Subject to Approval