
RECORD OF PROCEEDINGS

Minutes of the Annual Meeting Of the Members of Chatfield Corners Owners Association, Inc. June 7, 2022

The Annual Meeting of the Members of Chatfield Corners Owners Association, Inc. was held June 7, 2022 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:

- Mike Humphrey, President of Chatfield Corners Owners Association
- Grant Murphey, Secretary of Chatfield Corners Owners Association
- Mike Woods
- Dave Barton
- Chris Huffman
- Dean Callis
- James Werkmeister
- Mark & Terri Bolduc
- Adele Wilson
- Charlie & Jordon Almquist
- Robert & Dee Kell
- Ben Montoya
- Ismenia Interiano
- Tsering Norbu

Also in attendance were:

- Beth Johnston, Secretary for the meeting, Marchetti & Weaver LLC
- Ken Marchetti, Marchetti & Weaver
- Ben and Lanette McGuffin, parents of Mark & Elizabeth Herota

Call to Order

The meeting of the members of Chatfield Corners Owners Association, Inc. was called to order on June 7, 2022; at 5:40 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 May 26, 2022 in Eagle Valley Enterprise and May 29, 2022 in Vail Daily 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.

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Chatfield Corners Owners Association, Inc. June 7, 2022 Member Meeting Minutes

- Minutes** The minutes from the 2021 Annual Member and Board meeting on October 28, 2021 were reviewed. There were no suggested revisions or corrections to the minutes as presented.
- Election** Ms. Johnston explained that since there was no quorum for the meeting there would be no election for the open director position. Prior to the meeting, two candidates expressed interest in serving on the Board. Mr. Bolduc's letter of intent was emailed to all owners prior to the meeting. Mr. Bolduc introduced himself, reviewed his skills and experience, and expressed that he was involved with the community and wants to serve on the Board to make the community better. The floor was opened for additional nominations but none were received. Ms. Johnston explained that the Association Board would review the nominations received and appoint a new director to fill the vacant seat at the next Board meeting.
- 2022 Budget** Ms. Johnston reviewed the 2022 financial statements and 2023 proposed budget explaining that all Association activity was administered and paid for by the Metropolitan District per the 2017 Agreement. Anticipated 2023 budget was \$0 and 2023 annual assessments were also set to \$0 per lot.
- Owner Education** Ms. Johnston explained that the State requires Owners Associations provide at least one session of education per year to owners. The topic chosen by the Board was Wildfire and Emergency Preparedness. A handout was distributed and reviewed with information and resources to sign up for emergency alerts, prepare an emergency kit, and obtain a fire risk assessment. General discussion continued with suggestions and tips from owners including updating any emergency plans and bugout bags.
- Other** The floor was opened to owners for other topics of discussion. It was requested that the fire hydrants be dug out in the winter by the snow removal company if they become buried in snow.
- Adjournment** There being no further business to come before the meeting, upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the meeting of the Members of the Chatfield Corners Owners Association, Inc. this 7th day of June 2022.

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