
BLACK FEATHER CONDOMINIUM ASSOCIATION

2016 Annual Meeting of the Members Minutes

Wednesday, November 16th, 2016

Black Feather Community Clubhouse

403 Black Feather Loop, Castle Rock CO 80104

- I. **Call To Order** – Director Conner called the meeting to order at 6:30pm. The homeowners were welcomed to the meeting and the Board members were introduced to the attendees. Management was also introduced.
- II. **Establish a Quorum** (15% of members) Quorum was established with 44 homes represented in person or by proxy. Management also presented the notice of the meeting to the members and reported the notice is a permanent record of the Association

REPORTS OF OFFICERS

Directors Conner, the Board President, gave a report of items completed since November of 2015 and shared the Association goals for 2017

Directors Carl, the Board Treasurer, gave a detailed report on the condition of the common property and the financial viability of the community. All questions were fielded.

- III. **Guest – Mike Kelsen Aspen Reserve Specialties.** Mr. Kelsen gave a presentation on Reserve Studies and their influence on the HOA budget and reserve account. All questions were fielded and Mr. Kelsen was excused.
- IV. **Minutes from 2015 Annual Meeting** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from the 2015 Annual Meeting.
- V. **Ratification of 2017 Budget** – Management and the Board carefully reviewed the 2017 Budget proposal with the attendees. All questions were fielded. On a motion duly made and seconded, it was unanimously resolved to ratify the 2017 budget with a 14.9% increase to the Assessment and 50% increase to the garage assessment.
- VI. **Board Member Election** – Management chaired the election. 3 seats were available. Chuck Conner and Chip Carl stood for election. The floor was opened for nominations. Rebecca Chappell accepted a nomination from the floor. There were no other nominations from the floor. The Board members were elected by acclamation. The homeowners warmly welcomed the Board members. Chuck accepted the 3 year term. Chip accepted the 2 year term and Rebecca accepted the 1 year term
- VII. **New Business** – The comments submitted during new business included a report from a homeowner that there was a high water pressure reading in building three. Management reported they would look into the pressure reduction valve. Another homeowner inquired regarding whether the HOA has the dryer vents cleaned. Management reported this is a homeowner responsibility. Another homeowner asked

for the paint codes. Management will look into this and supply information from the HOA records. There were no other matters brought to the Board's attention.

VIII. Adjourn - On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 8:30pm

Respectfully submitted by Molly Ryan:

Approved by an Officer