

Owners Association of the Villas at Cherry Creek

2024 ANNUAL MEMBERSHIP MEETING MINUTES

Monday, November 11, 2024, 6:00 pm Check-In

Parkside Village Retirement Home

14501 E Crestline Drive, Aurora, CO 80015

- I. CALL TO ORDER:** The 2024 Annual Meeting was called to order at 6:23p.m. Board Members Kathy Eisenmenger (President), Karen Dever (Vice President) and JoAnne Hart (Treasurer/Secretary) were present.

Lallis A.C.Jackson, MBA, CMCA, AMS, PCAM was present from Integrity HOA and Asset Management.

There were thirty-two households represented in person at the meeting. Twenty-one homeowners turned in proxies.

II. INTRODUCTIONS & PURPOSE OF THE MEETING

The Board of Directors and Management introduced themselves to the membership.

III. PROOF OF NOTICE

Management provided proof of notice that the Notice for the 2024 Annual Meeting was mailed to the membership on October 25, 2024.

IV. ESTABLISHMENT OF A QUORUM

There were thirty-two (32) households were represented in person at the meeting. Twenty-one (21) homeowners were represented by proxy. One (1) proxy was submitted for quorum only. A quorum of forty (40) was established.

V. APPROVAL OF PRIOR MEETING MINUTES

The membership was provided copies of the January 2024 Annual & Budget Ratification Member Meeting Minutes in the meeting notice mailout package and with their agendas at the meeting. On a motion duly made by Norma Paschich, properly seconded by JoAnne Hart, and unanimously carried, the membership approved the January 2024 Annual & Budget Ratification Member Meeting Minutes as written.

VI. HOMEOWNER EDUCATION

Management presented a video on the Corporate Transparency Act (CTA).

VII. PRESIDENT'S ANNUAL REPORT

The President of the Board, Kathy Eisenmenger presented the annual report of the Association and its operational accomplishments.

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VIII. COMMITTEE RECOGNITION

Bob Woods presented the 2024 Committee Recognitions to the many homeowners who volunteer in the community.

IX. CAI COMMUNITY CIVILITY PLEDGE

Management presented the Community Association Institute (CAI) Community Civility Pledge to the membership as the Board of Directors adopted it as expected conduct for the community.

X. ELECTION OF ONE (1) BOARD MEMBER

Management presented the election process and answered questions.

There was one Board position up for re-election. Kathy Eisenmenger was appointed to the Board and expressed interest in being placed on the ballot for re-election.

Management opened the floor for nominations from the floor. Walter Rocycki and Dennis Pallai nominated themselves from the floor.

All candidates made statements of candidacy to the membership.

Norma Paschich and Joe Philips volunteer to be the Election Inspectors to count the votes.

The ballots were counted: two (2) ballots were disqualified as incomplete and no votes. 47 ballots and proxies were cast:

Kathy Eisenmenger received nineteen votes (ballots (14) and proxies (5))

Walter Rozycki received six votes (ballots (3) and proxies (3))

Dennis Pallai received twenty-two votes (ballots (11) and proxies (11))

Dennis Pallai was elected to the Board of Directors.

XI. HOMEOWNER FORUM

Homeowner forum was conducted while the ballots were being counted.

- XII. ADJOURNMENT:** With no further business to conduct, on a motion duly made, seconded, and unanimously carried it was resolved to adjourn the Meeting at 7:33 p.m.