

**THE VILLAS AT CHERRY CREEK HOMEOWNERS' ASSOCIATION
SPECIAL MEETING OF THE LOT OWNERS FOR BOARD MEMBER ELECTION
MONDAY JUNE 20, 2025
COMMUNITY CLUBHOUSE
13911 E WHITAKER DRIVE AURORA CO 80015**

- I. ESTABLISH A QUORUM** - The meeting was called to order at 6:03 by Molly Ryan of Metro Property Management as the Corporate Officer. There were 52 homeowners in attendance and 30 homes represented by proxy to achieve the quorum requirement of 40%. Management introduced Jen Wyman with Metro Property Management and an independent mediator, Kayla Mack with Kayla Mack LLC.

II. PROOF OF NOTICE

Management explained a copy of the notice is mailed to management to demonstrate the notice is mailed in accordance with the governing documents and becomes a record of the corporation.

III. APPROVAL OF MINUTES – JUNE 2, 2025

Attendees received a copy of the draft minutes from the Special Board Member Recall Meeting of June 2, 2025, in the meeting packet. On a motion duly made and seconded, it was unanimously resolved to approve the minutes from June 2, 2025, as submitted.

IV. ELECTION

Proxy ballots were distributed.

On a motion duly made and seconded, it was unanimously resolved to open the floor for nominations. There were no nominations from the floor. On a motion duly made and seconded, it was unanimously resolved to close the floor for nominations.

This meeting is being held to fill three (3) Board seats. Four candidates submitted their self-nomination forms. Those candidates are Walter Rozycki, Kathy Eisenmenger, Christina Kaan and Ann Pollock. Each candidate was invited to stand and say a few words. Comments were limited to 3 minutes.

At the conclusion of the comments from the candidates, homeowners were asked to cast their election ballots. Ballots were collected by Jen Wyman and Kayla Mack.

Jen Wyman, Kayla Mack, and two disinterested homeowners were asked to tally the ballots.

V. RESULTS ARE ANNOUNCED

Christina Kaan received 74 votes.
Kathy Eisenmenger received 60 votes.
Walter Rozycki received 58 votes.
Ann Pollock received 39 votes.

Christina, Kathy and Walter were elected. The community gave them a warm welcome.

Ann Pollock was applauded for her candidacy.

ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 6:40pm.

Respectfully submitted by Molly Ryan:

Approved by an Officer