

Turkey Ridge Ranch Property Owners Association, Inc.

Meeting Minutes for

Annual Meeting held September 24, 2016

CALL TO ORDER:

The annual meeting was called to order by Tim Reed, President at 1:10 pm at the Huerfano Community Center, 928 Russell St., Walsenburg, CO

ROLL CALL:

A roll call of all those present and lots represented were:

Tim Reed, President, Lots 111,102A, 110 & 10, David Roden, Treasurer, Lot 60, Don Houghton, Secretary, Lot 105, Ruth Ann Houghton, Lot 160, Pat Corwin, Lot 143, Jennie Gross, Lot 71, Ted Zapel, Lot 109, Steven Stepich, Lot 114, Tom Benson, Lot 104, Robert & Ann Siedler, Lot 11, Chuck & Lisa Rose, Lot 25.

Those represented by proxy were:

Richard & Linda Colarco, Lot 34, Robert Golden, 72, Rex Graber, Lot 31, James & Tracy Greninger, Lot 90, James Helton, Lot 240, Thomas & Judy Carver, Lot 131, Marjorie Williams, Lot 97, W.E. Norman, Lot 130A, Samuel Goolsby, Lots 135 & 137, Dwight Klotz, Lot 121, Gary Schack, Lot 9, Grant Lockwood, Lot 208, Christina Hatch, Lot 213, Joanne Dickson, Lot 13, Richard Garcia, Lots 19, 51, & 52 (**all voided**), Thomas & Patricia Borsos, Lot 37, Lou Kalny, Lot 67, Philip Robley, Lot 112, Karen & Michael Groth, Lot 198, Robin & Wilfred Brown, Lot 62, Robert Mathews, Lots 3 & 57, Kanal & Angie Shah, Lot 53, Peter & Jan Brano, Lots 228 & 226, David & Kim O'Shea, Lot 235, William & Lisa Bicket, Lot 92, Marilyn & Dorothy Seramur, Lot 77, and Michael Fausome, Lot 206.

The count was taken of all those represented and a quorum (47) was not attained. Under rules of governing, although this constituted an attempt to conduct an annual meeting per Corporate Resolutions, the meeting was concluded. However, rules regarding an annual meeting only requires the scheduling and slating of meeting.s

ADJOURNMENT:

The meeting was adjourned at 1:22 pm.

General discussions and questions and concerns were cited by members to be resolved and discussed at the next regular member's business meeting.

Turkey Ridge Ranch Property Owners Association, Inc.

P.O. Box 809

Walsenburg, CO 81089-0809

www.turkeyridgeranchpoa.com

NOTICE OF BUDGET ADOPTION AND RATIFICATION MEETING

Please take notice that the Board of Directors of the Turkey Ridge Ranch Property Owners Association adopted the attached budget on January 8, 2017.

Pursuant to Article III, Section 3 of the Bylaws and Section 8.6(a) of the Amended and Restated Declaration, notice is hereby provided that a meeting to consider the budget will take place as follows:

February 18, 2017, 2:00-2:30 p.m. MST at the Spanish Peaks Public Library, 415 Walsen Avenue, Walsenburg, CO 81089.

Unless at said meeting a **majority** of **all** owners (including those not present at such meeting (118) vote to reject the budget, the budget is adopted, whether or not a quorum is present. All correspondence must be sent directly to TRRPOA, P.O. Box 809, Walsenburg, CO 81089 prior to meeting (**no exceptions**).

Sincerely,

Board of Directors
Turkey Ridge Ranch Property Owners Association

(OVER)

Turkey Ridge Ranch Property Owners Association, Inc.

P.O. Box 809
Walsenburg, CO 81089-0809
www.turkeyridgeranchpoa.com

Dear Turkey Ridge Ranch POA Members,

We are currently seeking volunteers for the Turkey Ridge Ranch POA Board of Directors. As a board member we are looking for someone who has adequate interpersonal skills and the desire to work in the best interest of the community. Has the ability to be part of a team and can discuss ideas that can abide with the overall decision of the POA board. Other skills that would be very helpful to the POA Board of Directors are as follows:

- Have the ability to effectively communicate between fellow board members, property owners and vendors in a positive way. Also, to have the desire to do what needs to be done and not have consequences of other property owners affect their actions.
- Have a general knowledge of accounting and bookkeeping procedures to create budgets, assess POA fees, pay vendors that provide services to the POA and set special fees for projects.
- A background in administration or administrative management and understand the process of managing important documents. Be able to create and maintain covenant policies, update articles of incorporation and address annual tax and property assessment issues.
- Knowledge of computer programs used to conduct POA business and computer applications to create/edit budgets, assess POA fees, and pay vendors that have provided services to the POA, and update changed POA policies, and receive payment of POA fees.

As a POA board member you will have the ability to attend continuing education courses concerning the operation of POAs/HOAs. The continuing education courses are, in the form of seminars, webinars, and workshops designed to inform and update board members on the latest laws and regulatory statutes concerning POA/HOA management. Most of these courses are free of charge through POA/HOA agencies.

We thank you for reading this letter. If you are interested in volunteering for the Board of Directors, please contact Philip Robley **no later than May 26, 2017** by mail, email, or phone call. Include your Name, Lot Number, and Phone Number with your response.

- Mail: See address above
- Email: turkey_ridge_60@yahoo.com
- Phone: 303-335-6485

Sincerely,

Turkey Ridge Ranch POA Board of Directors