

**COLLIERS HILL HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
NOVEMBER 2, 2023**

CALL TO ORDER

The Board of Directors for the Colliers Hill Homeowners Association, Inc. met on November 2, 2023 at 5:32 p.m. via Zoom Meeting. Present were: Directors Bryant, Sabatino and Jenkins. Also in attendance were five members of the public, Eric Keesen with Brightview Landscaping, Rich Johnston with Tobey & Johnston, Mark Meadows, and LeeAnn Roessler with Norris Design and Alisia Kear and Mark Eames, PCAM with PCMS. Director Jenkins called the meeting to order and noted that Mr. Eames would be overseeing the remainder of the meeting.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST

Mr. Eames confirmed that all general disclosure statements have been filed on behalf of the members of the Board of Directors.

HOMEOWNER PUBLIC FORUM

The floor was open to those homeowners in attendance that desired to address the Board and/or one of the Association's outside professionals related to matters concerning the Association.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the August 1, 2023 record of proceedings. Upon final review, motion was made, seconded and with no public comment passed to approve the record of proceedings of August 1, 2023 as presented.

FINANCIAL REVIEW

The unaudited financial reports through September 30, 2023 were presented and reviewed by the Board. Upon final review and discussion, motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through September 30, 2023.

CONSENT AGENDA:

A motion was made, seconded and with no public comment unanimously passed to approve the proposed tree and shrub replacements proposal from BrightView Landscaping.

LEGAL UPDATES

The Board was provided in their informational packet, the status of all legal actions that are currently in place and/or pending action with various homes in the community.

Rich Johnston, general legal counsel for the Association, provided a brief update on the status of the on-going clubhouse litigation brought against District No.1. Mr. Johnston went on to address inquiries from the floor and Board of Directors.

ARCHITECTURAL REVIEW

The Board was provided in their informational packet the Architectural Review Committee's members application response log from July 24, 2023 through October 27, 2023.

The Board went on to review the West Edge community builder request, to assign certain architectural review rights to the community. After a lengthy discussion, the Board requested management to attempt to set up an informal meeting with the builder's representative to further discuss the request, prior to the Board making a final decision.

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OUTSIDE PROFESSIONAL REPORTS
LANDSCAPE REPORT

Eric Keesen with BrightView Landscape was in attendance. Mr. Keesen apologized for Ms. Camacho's lack of attendance at the meeting, and attempted to review the monthly landscape report, address pending work orders, dead tree removals and new tree replacements, along with taking various comments, questions and concerns from the Board and members present.

NOLTE DESIGN UPDATE

Mr. Mark Meadows and Ms. LeeAnn Roessler with Norris Design were in attendance to provide updates on various open space construction and landscape projects, along with address inquiries from the floor and Board of Directors.

YMCA OPERATIONS REPORT

It was noted for the record that a representative from the YMCA was not in attendance to provide their respective reports to the Board of Directors.

MANAGEMENT REPORT

Mr. Eames reviewed the correspondence sent out and received for the month. He went on to update the Board on the status of all legal activity involving the Association and status of the clubhouse repairs.

UNFINISHED BUSINESS

New Clubhouse Facility: Director Jenkins provided an update on the construction activities/schedule for the second clubhouse/pool facility. Director Jenkins noted that the clubhouse facility portion is project to open before years end.

2024 Preliminary Budget: Mr. Eames noted that the Board has been presented with the preliminary 2024 budget. It was agreed that the Board would conduct a 2024 budget work session to review the proposal, prior to taking formal action on adopting the budget, which will be sent out to the membership for approval as outlined in the Master Association's governing documents.

NEW BUSINESS

Annual Membership and Budget Ratification Meetings: The Board agreed to conduct the 2023 Annual Membership and Budget Ratification Meetings on Thursday, January 18, 2024 at 5:30 p.m., at The Overlook Clubhouse.

ADJOURNMENT:

The meeting was adjourned at 6:42 p.m. The next tentative regularly scheduled meeting of the Board was set for April 11, 2024 at 5:30 p.m. via Zoom.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 11th day of April, 2024.

COLLIERS HILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

By Mark L. Eames
Secretary/Authorized Agent