

**COLLIERS HILL MASTER ASSOCIATION, INC.
ANNUAL MEMBERSHIP/BUDGET RATIFICATION MEETING MINUTES
JANUARY 14, 2021**

CALL TO ORDER

Notice was given to all members in accordance with the Bylaws of the Association and a quorum was established. Mark L. Eames of PCMS was in attendance and by authorization of the President of the Board of Directors, Mr. Jerry Richmond, called the meeting to order at 6:04 p.m.

APPROVAL OF THE 2020 ANNUAL MEETING MINUTES

Mr. Eames asked the homeowners in attendance to review the January 2020 Annual Meeting Minutes, if they had not already done so. Motion was made and seconded to approve the minutes as written and presented. The minutes were unanimously approved as presented.

COMMUNITY SERVICE CONTRACTOR UPDATES

Adam Thouvenot with Brightview Landscape Services was in attendance to provide the members in attendance with an update regarding work that was completed in 2020 and work that is planned for 2021.

Mr. Eames introduced Teresa Hill & Jennifer Spettel with the Northern Colorado Division of the YMCA to the members present and noted that their group was awarded the facilities maintenance contract for 2021. Mr. Eames added that the goal is to hopefully be able to hold community social events this year and feels this new team will be a great addition to the Colliers Hill community operations.

Mr. Eames provided the members present with an update regarding the Overlook Clubhouse closure and indicated that the Association is taking all steps necessary to get the clubhouse reopened as soon as possible

NEW BUSINESS

APPOINTMENT OF BOARD OF DIRECTOR

Mr. Eames noted that while the governing documents do not require that an additional homeowner member be appointed to the Board of Directors at this point based upon the total number of homes sold, the Development Team would like to appoint an additional homeowner member to the Board of Directors starting in 2021. It was announced that Molly Sabatino had been appointed to the Board of Directors, which term will become effective on the date of the first regular Board of Directors meeting in spring 2021 through the date of the next election of a second homeowner member to the Board of Directors. Ms. Sabatino said a few words to the members in attendance and noted that she is excited to get involved in the community.

2020 FINANCIAL REPORT AND 2021 BUDGET PRESENTATION AND RATIFICATION

Mark Eames reported on the financial condition of the Association as of December 31, 2020, and reviewed line-by-line the proposed 2021 budget. Questions were answered from the floor during the 2021 budget review. Mr. Eames went on to outline the process by State Statute as defined in the Association's governing documents regarding the required members to vote against a proposed budget presented to the members by the Board of Directors. Mr. Eames noted that 9 residents submitted an absentee ballot to deny the proposed 2021 budget. With no further discussion, Mr. Eames noted that the Association did not have 67% of the current membership in attendance in person or by proxy for the meeting, so the 2021 budget was formally ratified. The assessment for the Association will remain the same as 2020 at \$96.00 per month.

DEVELOPMENT PLAN UPDATES

Mr. Richmond provided the membership with a general update regarding the on-going development plans for the Colliers Hill Community

HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS

The floor was opened to general questions from the members in attendance.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:33 p.m.