

**COLLIERS HILL MASTER ASSOCIATION, INC.
ANNUAL MEMBERSHIP & BUDGET RATIFICATION MEETING MINUTES
JANUARY 18 2024**

CALL TO ORDER

Notice was given to all members in accordance with the Bylaws of the Association and a quorum was established. Director Bryant called the meeting to order at 6:05 p.m. Mark Eames with PCMS was asked to conduct the meeting.

APPROVAL OF THE 2023 ANNUAL MEETING MINUTES

Mr. Eames asked the homeowners in attendance to review the January 2023 Annual Membership and Budget Ratification Meeting Minutes, if they had not already done so. Motion was made and seconded to approve the minutes as written and presented.

COMMUNITY SERVICE CONTRACTOR UPDATES

Eric Keesen and Beatriz Camacho with BrightView Landscape Services were in attendance to provide the members an update regarding work that was completed in 2023 and work that is planned for 2024.

Mr. Rich Johnston, general legal counsel for the Association, and Mr. Eames, provided the members present with a general update regarding the lawsuit against the Colliers Hill Metropolitan District #1 related to the Overlook Clubhouse.

NEW BUSINESS

ELECTION TO THE BOARD OF DIRECTOR

Mr. Eames noted that one (1) owner; John Bryant had submitted his name for nomination to fill the open homeowner seat on the Board of Directors for a three (3) year term. Mr. Eames opened the floor for any additional nominations. Irandi Nutting placed her name for nomination. After requesting open floor nominations three (3) times, a motion was made, seconded and with no public comment unanimously passed to close nominations.

Both candidates were provided an opportunity to address the membership regarding their interest in serving on the Board. One member agreed to be an independent vote tabulator. Based upon the confirmed vote tabulation, John Bryant was elected to the Board for a three (3) year term. Irandi Nutting was thanked for "throwing her name in the hat" for consideration of election to the Board.

2023 FINANCIAL REPORT AND 2024 BUDGET PRESENTATION AND RATIFICATION

Mark Eames reported on the financial condition of the Association as of December 31, 2023, and reviewed line-by-line the proposed 2024 budget. Questions were answered from the floor during the 2024 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. 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 2024 budget was formally ratified. The assessment for the Association will remain the same as 2023 at \$96.00 per month.

DEVELOPMENT PLAN UPDATES

A representative from the Development Team was unable to attend the meeting. Directors Bryant, Sabatino and Mark Eames provided the membership with a general update that they had been made aware of via discussion with the Development Team and/or Director Bryant's participation as a Board member on District 3.

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 7:42 p.m.