

**COLLIERS HILL MASTER ASSOCIATION, INC.
ANNUAL MEMBERSHIP & BUDGET RATIFICATION MEETING MINUTES
JANUARY 23, 2025**

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 6:03 p.m. Mark Eames with PCMS was asked to conduct the meeting.

APPROVAL OF THE 2024 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

Bob Howey representing Tree Analysis and Irrigation Specialist Group, was in attendance to provide an update on the second irrigation pond, along with tree plantings that occurred in 2024 and the dead tree inventory for 2025 that still need to be addressed.

Eric Keesen, Matt Kaeo and Elliot Mansell with BrightView Landscape Services were in attendance to provide the members an update regarding work that was completed in 2024 and maintenance work that is scheduled for 2025.

Kimberly Armitage, Debbie Guth and MaCayla Longson with Recreational Program Management, the new recreational management team for the Association, provided the members present with a general update regarding the 2024 and 2025 facilities updates related to both Overlook and Ascent facilities.

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.

DEVELOPMENT PLAN UPDATES

A representative from the Development Team was unable to attend the meeting. LeeAnn Roessler and Scott Stoddard with Norris Design provided the membership with a general update that they had been made aware of via discussion with the Development Team.

NEW BUSINESS

2024 FINANCIAL REPORT AND 2025 BUDGET PRESENTATION AND RATIFICATION

Mark Eames reported on the financial condition of the Association as of December 31, 2024, and reviewed line-by-line the proposed 2025 budget. Questions were answered from the floor during the 2025 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 proposed 2025 budget was not rejected by a majority of the Members represented in person or by proxy and was therefore formally ratified in accordance with the Association's governing documents. The assessment for the Association will remain the same as 2024 at \$96.00 per month.

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 8:38 p.m.