

**MCCLELLAND'S CREEK HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**NOVEMBER 9, 2016**

**CALL TO ORDER**

President Chip Beake called the special meeting to order at 6:30 p.m. following the sign in at 6:00 pm

**PROOF OF NOICE AND DETERMINATION OF QUORUM**

Becky Stewart announced that a quorum of members were present to conduct the annual meeting. There were 31 homeowners present in person or by proxy. The notice was mailed to 138 members on October 14, 2016.

**INTRODUCTIONS:**

President Chip Beake introduced board members Brian Lee, Derek Widman and Leslie Ross. Angie Sampson was absent. Chip introduced community manager Becky Stewart with Poudre Property Services.

**PURPOSE OF ANNUAL MEETING**

Chip Beake stated the purpose of the meeting is to ratify the budget and the election of one board member to the McClelland Creek HOA Executive Board. Chip Beake stated his term has expired and he is willing to serve another term.

**APPROVAL OF THE 2015 ANNUAL MEETING MINUTES**

**A motion was made and seconded to approve the meeting minutes of the December 2, 2015 annual meeting. Motion passed unanimously.**

**PRESIDENT'S REPORT**

Chip Beake stated the board was diligent during the transition from developer to board controlled this past year. Furthermore the transition to a new management company and successful amendment to the bylaws which were amended to coincide with the declaration that there would be no less than 3 or more than 5 board members.

Chip Beake explained the covenant enforcement process and that hearings were held with members were positive and effective.

Chip stated the city provided a punch list following their final inspection of items that need to be addressed prior to the project being completely released of the Erosion Escrow. A meeting with the city and developer will be scheduled to ensure all issues are addressed.

**PRESIDENTS REPORT: VOLUNTEER APPRECIATION**

Chip thanked the following homeowners for their volunteerism to promote favorable community spirit and cost savings to the HOA.

Kyle Niemeyer – Flag Pole Committee. Thank you Kyle for making the entrance to McClelland's Creek professional and respectful. Very important first impression.

Jim and Susan Kutrubes – Watered the HOA common area trees to keep them alive during irrigation problems. This effort saved 5 years of growth.

Debbie Harmon and Allison Widman – installed the mulch around the trees. The mulch was delivered at the park and Alison and Debbie used a wheelbarrow to move the mulch to the base of the neighborhood trees.

/ Amy Coxhead – Effectively worked with city for grants for “neighborhood night out” and to have a neighborhood library box in the common area.

Leslie Ross – Social Committee chairperson organized Halloween Night, Neighborhood Night Out, and Ice Cream Social. Thank you for you and your team for organizing all the fun activities in McClelland’s Creek.

Derek Widman – Derek went above and beyond the call of duty. His professionalism, hard work, and diligence to the neighborhood landscape saved 5 year of growth for trees, grass, bushes, and plants. Also, the chairperson successfully kept track of all irrigation problems and old parts. This allowed McClelland’s Creek HOA to receive a reimbursement check from the developer of \$10,187 (this was deposited/transferred into the HOA reserve account). In addition, Derek inspected trees, common area, native areas, and worked many hours with the landscaper to ensure the common areas were all well maintained. Derek will be working with the landscaper and developer for drainage work that is required by the City of Fort Collins.

Angie Sampson – ARC chairperson has received hundreds of applications and worked with the board for timely approvals. This was professional, efficient and a lot of work for a new neighborhood. We had many homeowner’s submit backyard landscape, front yard landscape, solar panels, and play equipment requests. Thank you Angie for making this a positive experience for the homeowners.

Brian Lee – Budget chairman. This is where the “rubber meets the road.” This was real homeowner’s money. Brian’s work in organizing the FIRST HOA BUDGET was extraordinary. The HOA Income and Expense tracking with an emphasis on the “line item” budget planning established a solid foundation for the neighborhood. In addition, Brian established a detailed reserve schedule for future projects. .

### **RATIFY THE BUDGET**

Brian Lee stated the board met with homeowners at 3 board meetings for input on the 2017 budget. The budget was mailed with the annual mailer. The dues will remain the same at \$68 per month. A motion was made by Chip Beake and seconded by Derek Widman to approve ratify the 2017 budget as presented. Motion passed unanimously.

Brian Lee recommended an \$11,000 allocation be transferred from operating account per the approved 2016 budget and a \$10,187 reimbursement from developer will be transferred from the operating account to the reserve account to save for future reserve study projects. The staining of the fences will be completed in 3 phases. **A motion was made by Chip Beake and seconded by Derek Widman to transfer 21, 000 from the operating to the reserve savings account. Motion passed unanimously.**

### **NOMINATIONS FROM THE FLOOR**

Chip Beake asked for nominations from the floor. **A motion was made and seconded to accept the nomination for Chip Beake and Lori Weeks to serve on the board. The motion passed unanimously**

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As there were no other candidates from the floor nominated the nominations closed.

### **ELECTION**

**As there is 1 open seats and 2 candidates a motion was made and seconded to elect by ballot. The members in attendance voted for Chip Beake to serve a 3 year term.**

### **HOMEOWNER COMMENTS**

Homeowner asked about the violation of noise, underage drinking and disturbances reported last August. The board has received no further complaints.

A homeowner recommended the board contact the high school football teams to see if they would paint the fences at a lower cost.

Homeowners are concerned with the traffic leaving the community at Kechter - Strauss Cabin and will be seeking a traffic light or round- about after hearing of accidents at the intersection.

The Board thanked all members for attending the meeting. All comments will be taken under advisement at the board meeting.

**ADJOURNMENT:**

There being no further business to come before the Board of Directors at this time the meeting adjourned at 7:30 p.m. to meet with a homeowner.

Respectfully Submitted,

Becky Stewart  
Community Manager  
Poudre Property Services