

**MCCLELLAND'S CREEK HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**NOVEMBER 7, 2017**

**CALL TO ORDER**

President Chip Beake called the annual meeting to order at 6:25 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 was present to conduct the annual meeting. There were 44 homeowners present in person or by proxy. The notice was mailed to 138 members on October 11, 2017.

**INTRODUCTIONS**

President Chip Beake introduced board members Brian Lee, Angie Sampson, and Chis Lemmon. Chip stated Derek Widman had resigned and the Board will appoint a homeowner to fill his open seat for remaining term to 2018. There are 2 positions open as Angie and Chris terms expire in 2017. 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, elect 2 board members for a 3 year term, approve 2016 annual minutes, and deliver the presidents report.

**APPROVAL OF THE 2016 ANNUAL MEETING MINUTES**

**A motion was made and seconded to approve the meeting minutes of the November 9, 2016 annual meeting. Motion passed unanimously.**

**RATIFY THE BUDGET**

Brian Lee stated the board met with homeowners at board meetings for their input on the 2018 budget. The budget was mailed with the annual mailer. Brian provided the proposed budget showing year to date actual income and expenses from 2015 to 2017. The dues will remain the same at \$68 per month\*.

The revenue for 2018 will be ~\$114,000 with ~\$93,000 expenses.

Homeowners voiced concerns with the cost of landscape now that the homeowner Derek Wideman is no longer able to provide landscape assistance. Derek installed the mulch at no labor cost and found best prices and delivered, installed, and watered the trees.

The Board acknowledged that they may seek volunteers, however, the operating budget and HOA reserves are designed to include this cost without Derek's help. The membership agreed that the HOA cannot rely on service without compensation and appreciated all Derek Widman's help over the past year.

**Following discussion, a motion was made and seconded to approve ratify the 2018 budget as proposed. Motion passed unanimously.**

\*Chip Beake explained that 9 homeowners will be assessed for alley lot maintenance starting in January 2018. This should have occurred since build complete. The former management company did not set aside the funds in a separate reserve account. The 9 homeowners were sent a letter regarding the \$10.00 per month increase.

Per Amendment dated 2-21-14 Section 2.1.31

Private Lots Limited Common Area means the portion of the common area designated by Declarant and the Association as being for the exclusive use and benefit for only the Private Alley Lots, and may not be used by any other Lots within the Community Area. The cost of maintenance and repair of Private Alley Lots shall be assessed against the Private Alley Lots so benefitted thereby, as provided in Section 6.31. and 6.7 of the Declaration.

Section 6.7

In accordance with the foregoing, the Association shall provide repair and maintenance services of the Private Alley Lots Limited Common Area consisting of asphalt repair and replacement as necessary and the Owners of the Private Alley Lots shall pay the Association for such services together with a reasonable reserve for future major repairs or replacement of such private alley asphalt.

**A motion was made and seconded that an \$10.00 per month increase for the 9 alley lot owners be assessed. Motion passed unanimously.**

**A motion was made and seconded to transfer \$1,000 transfer from reserves to a new account for reserves for the alley lots in January, 2018. Motion passed unanimously.**

**Annually, each November/December, the board will approve a transfer from the HOA general operating account to the alley lot account. 9 homes x \$10 per month x 12 months = \$1080**

## **ELECTION**

Chip Beake asked for nominations from the floor. Danny Shearer and Jeff Harmon were nominated.

As there is 2 open seats and 2 candidates a motion was made and seconded to vote by acclamation. Danny Shearer and Jeff Harmon were elected to the board for a 3 year term.

## **PRESIDENT'S REPORT**

Chip Beake thanked Chris Lemmon for his service on the board and hard work on the developer audit. Chris Lemmon reviewed financials over the years working with the CPA. Chip stated that Cal Atlantic agreed of their mistake as they had paid for expenses from reserves and not operating. They agreed to pay \$8,000 to the HOA.

In addition, \$13,309 was paid by Cal-Atlantic, to our HOA, in February 2017 for irrigation that was not installed correctly, this amount was originally paid from our HOA operating account and now refunded by Cal-Atlantic.

Chip thanked Amy Coxhead for effectively working to obtain the grant for the library box and Ferdinand Verbeek for building and installing the library box. The HOA president also communicated an error made by the HOA and specifically by the President for sending a HOA violation letter for "nuisance/noise" in the neighborhood. Fred was building the library box for the neighborhood on his own time, material, and skill. The HOA was not aware of his work or the time at which he was working. Fred accepted our mistake and apology.

Chip thanked Kyle Niemeyer for the care servicing the flag pole over the year.

Chip thanked Angie Sampson for her service on the Board of Directors and as chairperson of the Design Review Committee who reviews many applications and worked with the board for timely approvals.

Chip thanked Brian Lee for his work on the budget.

Chip thanked Brian, Chris, and Derek for helping during the fence painting project.

## **HOA INVENTORY**

The Board would like the following noted in the minutes as HOA purchased items:

2 paint sprayers held by Alison Widman and Chip Beake

2 holiday light totes and 2 bags of supplies held by Chip Beake

1 laminating machine and social committee supplies held by Leslie Ross

## **HOMEOWNER COMMENTS**

Homeowners are concerned with the speeding in the community and asked for another traffic study by the city be completed and possible speed humps. The last study was conducted 1 ½ years ago and Angie Sampson made several calls to the city regarding speeding. The Board will discuss this matter at the next board meeting.

Homeowners voiced complaint of above ground pipes and grading not completed by Cal Atlantic Homes.

Homeowners reported some owners park on the wrong side of the street at the mail boxes. Since the city owns the streets, the city should be contacted.

A homeowner reported cats roaming. The board mentioned there is nothing in the covenants concerning cats.

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 7:10 p.m.

Respectfully Submitted,

Becky Stewart  
Community Manager  
Poudre Property Services