

**CHATFIELD III HOMEOWNERS ASSOCIATION
ANNUAL MEETING
OCTOBER 25, 2018 AT 6:30 P.M.
EAST MEADOW COMMUNITY HALL**

The meeting was called to order at 6:35 p.m. by President, Chris Buzzell. Chris proceeded to introduce himself, the Vice President, Scott Sackter and Treasurer, Tory Mangold as well as Alicia Criswell from Coldwell Banker Commercial Prime Properties (CBCPP).

It was determined that a quorum was not present as there were only 9 homeowners present and 3 proxies turned in.

The Board explained to the owners that the HOA is currently participating in an ongoing investigation pertaining to the embezzlement of approximately \$23,000 in HOA funds by the previous management company. The Board is currently working with the HOA's insurance company to determine if they will be able to recover some of those funds through an insurance claim. Unfortunately, they do not anticipate getting the money back through the claim or the investigation. **CBCPP did not participate in this conversation nor are they participating in the investigation.

Chris stated that the HOA has approximately \$700.00 in their bank account and outstanding invoices from Double Cut Lawn & Irrigation Services totaling \$2,400.00 which is another reason why the HOA needs to raise their yearly dues in addition to a special assessment for the remainder of the year. The ballots that were returned to CBCPP were totaled and it was determined that the HOA did not have a quorum to raise the yearly dues to \$250.00 or do a special assessment of \$50 per home to make it through the rest of the year.

Alicia Criswell advised the present owners that Coldwell Banker Commercial Prime Properties lowered their monthly management fee from \$450 to \$375. This will save the HOA approximately \$900 per year. Alicia stated that because of the decrease in management fees the HOA would not have to raise their dues quite as much as first anticipated. Discussion continued until it was agreed upon that a new ballot would need to go out to the owners asking for a raise in dues from \$180 per year to \$200 and a special assessment of \$30 rather than the \$50 that the HOA originally asked for. Alicia will get the minutes for the meeting typed along with a new ballot and mail it to owners at the beginning of next week.

There was a discussion regarding the HOA closing the fencing in the common area between Chatfield 3 and Chatfield 2 as there has been a lot of vandalism and theft to the nearby homes. The owners believe that closing that area completely will help to decrease the amount of criminal activity that the owners have been experiencing. The police have been notified on several occasions but so far, no arrests have been made. Some of the owners are checking into installing surveillance cameras on their properties in the hope that it will help identify the people who are committing these crimes. CBCPP will contact Xcel Energy to inquire about installing additional lighting in that common area.

Chris asked if anyone would like to be on the Board. None of the owners volunteered but a few did offer to help with special projects should the Board need it. Chris, Scott & Tory will remain on the Board. Troy Hatch and Steve Smith did volunteer to be on the ACC Board.

The meeting was adjourned at 7:45 p.m.

Meeting minutes were taken by Alicia Criswell with CBCPP.