

MEETING MINUTES

**FRIDAY, JULY 1, 2022 AT 10:00 AM
CORDILLERA ADMINISTRATION BUILDING**

MEETING OF THE MEMBERS OF ALQUEZAR HOMEOWNERS ASSOCIATION, INC.

A meeting of the members of the Alquezar Homeowners Association, Inc. (the “Association”) of Eagle County, Colorado was called and held on July 1, 2022 with the following persons present and acting:

ATTENDANCE:

Board Members:

DiToro, John
Finnin, Sharon
Uremovich, Milan
Watkins, Brian

Owners:

Dennis, Matt
Doida, Stan
DiToro, Donna
Johnson, Bob
Kuich, Nanette
Murphy, Greg & Melissa
Rosen, Barb

Zoom: Kreider, Diane
Watkins, Brian

Proxy: Perry, Joseph
Pachi, Judith

Guests: Kim Clinco, Association Accountant
Trevor Broersma, Operations Director of CMD
Brian with Cordillera Metro District
Mike Earl; Owner of Old Growth Tree Service

CALL TO ORDER

The meeting was called to order at 10:15 am, Colorado time by John DiToro. There was a quorum present of members to conduct business of the Alquezar Homeowners Association, Inc. Introductions were made of those attending the meeting in person and by Zoom.

APPROVAL OF MINUTES

Milan approved, John seconded. Note correction to terms.

BOARD MEMBER ELECTION

The term for Milan Uremovich expired at this annual meeting. The membership unanimously approved the election of Greg Murphy for a 3-year term. The following list are the current members of the Board of Directors of the Alquezar Association.

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|-----------------|---------------|--------|
| • John DiToro | Term Expires: | 7/2023 |
| • Brian Watkins | Term Expires: | 7/2024 |
| • Barb Dennis | Term Expires: | 7/2024 |
| • Greg Murphy | Term Expires: | 7/2025 |
| • Barb Rosen | Term Expires: | 7/2025 |
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FINANCIAL REPORT

Kim Clinco, Association Accountant, presented financial reports of the Association as June 30, 2022. She reported the Association to be in good financial condition. Ms. Clinco noted the \$500 per owner annual assessment amount was waived for the 2022 year. In reviewing the year end projection for the current year; the total expenses are estimated to total \$8,555. The reserve fund balance at the start of the year was \$41,364, less the 2022 expenses of \$8,555 projects a year end balance of \$32,809.

Discussion was held regarding the 2023 budget options. After review, the membership agreed to reinstate the \$500 per homeowner annual assessment. John moved to approve a \$500 annual assessment for the 2023 budget and was seconded by Melissa. The membership unanimously approved. The projected reserve fund balance at the end of 2023 is \$34,200.

Nannette suggested the HOA attorney, Kerry Wallace, attend future annual meetings to provide legal guidance.

BUSINESS

Trevor with CMD was introduced, as well as Brian and Mike with Old Growth Tree Service. A video created by Eagle County Fire Department was viewed. The video displayed how rapidly fire can spread in the Cordillera Valley; in one hour, 250 acres can burn. The Divide area is a priority in fire mitigation, due to the closeness of the homes and the amount of large trees in the area. CMD will be widening the hiking paths to create a fire break; to provide access for fire equipment. The fire break will extend from El Mirador to the 9-hole golf course.

Other preventive measures to reduce fire include additional trimming of trees and bushes, cleaning dead leaves from the gutters and cleaning all vents. Trevor also proposed looking into thinning and or removing the underbrush between our back yards and the fire line. The Metro District would work with the Community.

ADJOURNMENT

There being no further business to come before the membership, Milan moved to adjourn the meeting, seconded by John. The meeting was adjourned at 11:50 am, Colorado time.

Respectfully submitted,

Kim Clinco
Rocky Mountain Accounting Services, Inc.

Alquezar Homeowners Association, Inc.