

## Mesa Ridge Townhome Association

The annual ownership meeting for Mesa Ridge Townhome Association was held on March 15<sup>th</sup>, 2022 at 6 PM at the Grand Valley Fire Station.

### Roll Call – Board of Directors

- David Hallford (Present)
- Courtnee Vashus (Present)
- Joan Hollerbach (Present)
- Lisa Mancuso (Present)
- VACANCY
- Laura Brown, Association Manager  
(Present)
- Zuzana Carlyle
- Richard Weaver
- Cynthia Powers
- Durell Thompson
- Paul Inman
- Bryan Thompson
- Sandra Saxton
- Kat Fern

### Homeowners present

- Ed Clark
- Carissa Pausma
- Patricia Englehart
- Marc Sadler
- Dee Benton
- Andrew Kline
- Carol Donaghue
- Dan Temple
- Kevin and Gina Long

### Homeowners present by Proxy

- Adam Ford (Laura Brown)
- Leta Terrell (David Hallford)
- Robert Cizik (David Hallford)
- Lois Arbaney (Laura Brown)
- Robert and Paula Coons (Cynthia Powers)
- Virginia Allen (Laura Brown)
- Karen Dornan (Lisa Mancuso)
- Lynn Shore (Dan Temple)

### Call to Order:

The meeting was called to order at 6:07 PM by David Hallford.

### Quorum:

With 29/85 (34%) members present in person or by Proxy, a quorum was established.

### Approval Action Items:

- A motion was made by Joan Hollerbach to approve the meeting minutes from the March 15<sup>th</sup>, 2022, Ownership meeting as written. Motion Seconded by David Hallford; passed unanimously. None opposed.
- A motion was made by David Hallford to approve the agenda as presented. Seconded by Dan Temple; passed unanimously. None opposed.

### Financial Report:

- Joan Hollerbach presented year-end financials and balance statement as of 3/15 reflecting the following accounts:
  - Operating: \$74,001.93



- Reserve: \$10,359.42
- CD + Money Market: \$26,718.65
- Loan Reserve: \$7,693.95
- Current Delinquencies: \$7,641.33
- The 2022-2023 Board- approved budget was presented for discussion.
  - A motion was made by Joan Hollerbach to ratify the proposed budget. Seconded by Richard Weaver; passed. None opposed.

### **Board of Directors Update**

- Two candidates (Adam Ford and Andrea Dazzi) submitted candidate forms. Andrea Dazzi was present and introduced herself to the owners present at the meeting. With no additional candidates to come forward a motion was made by Dan Temple to elect the two candidates to the Board of Directors. Seconded by Cyndy Powers. None opposed.
- With one vacancy still on the Board of Directors, David Hallford nominated himself to the Board of Directors. A motion was made by Dan Temple and seconded by Cyndy Powers to elect David to the Board of Directors to fill the vacant position for one year.

### **Committee Reports and Updates**

- Architectural Review: Kevin Long (Chair). Adam Ford
- BMSA: Courtnee Vashus
- Welcome Committee: Joan Hollerbach, Cyndy Hallford, Cyndy Powers.

### **Owner Open Forum:**

- Dan Temple would like to see some areas xeriscape to save money on irrigation water. BMSA has partnered to create a focused plan for reducing water waste in the medians.
- Kevin Long would like to educate owners on gutter drainage and the need for proper heat tape installation and use.

### **New Business:**

- None.

### **Adjournment**

- A motion was made by Joan Hollerbach to adjourn the meeting at 7:36 PM. Seconded by David Hallford; passed unanimously. None opposed.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals