

MIDLAND POINT HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERS

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Monday, December 9, 2019 at 6:30 PM Third Street Center, 520 S. 3rd Street, Carbondale, CO 81623
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(Approved 12/8/2020)

1. Call to Order

Meeting was called to order by Bob Johnson at 6:36 p.m. He verified that a quorum of the membership was present.

2. Approval of 2018 Annual Meeting Minutes

Ritter Gaylord made a motion to approve the minutes from December 11, 2018, Jo Anne Ahrens seconded the motion, and all were in favor.

3. Financial Review

a. Review of 2019 Financial Performance

The operating balance was \$2,342.59 and the reserve balance was \$116,712.70 as of October 31, 2019. YTD financials reflect \$6,514.08 expense over income.

b. 2020 Budget Ratification

Bob Johnson gave the budget report. He made note that pond dredging, and road repairs make up \$9,000 of the budget and \$2,778 will go into reserves. There is no increase to assessments. The budget was ratified with lack of veto.

4. Project Discussion

a. New Entrance Sign

The membership wants to see lights added to the new entry sign. The Board will work on getting recommendations and cost estimates.

5. Additional Business

The members asked if the cracks along the curb could be sealed. Some owners would like to see the common areas mowed more than 1x/summer and more maintenance along the bike path.

6. Board Elections (1 position, 2-year term)

Aaron Smith's term expires in 2019, leaving one position open, with no new nominations, Aaron agrees to remain on the Board. Kara Gallagher and Rory Rehbeck's terms will expire in 2020.

7. Adjourn

The meeting was adjourned at 7:36 p.m.