

## **Mesa Ridge Townhome Association**

The annual ownership meeting for Mesa Ridge Townhome Association was held on March 21<sup>st</sup>, 2024 at 6 PM at the Parachute Branch Library.

### **Roll Call**

#### **Homeowners Present (in person)**

1. David and Cyndy Hallford
2. Cyndi Powers
3. Thomas Clark
4. Durell Thompson
5. Paul and Adelia Inman
6. Dick and Carol Ramsey
7. Douglas Saxton
8. Julie Clark
9. Karen Dornan
10. Carol Donaghue
11. Dan and Sharon Temple
12. Kevin Long
13. Andrea Dazzi
14. Odis and Sherry Hudson
15. Julie and Rex Zerr
16. Kenny and Michelle Adamson
17. Zuzana Carlyle
18. Joan Hollerbach
19. Dani Wesolowski

20. Patricia Englehart

21. Lisa Mancuso

22. John Bishop

23. Debra Street

#### **Homeowners Present (in person)**

24. Homeowners Present (by Proxy)

25. Jim Smith (Laura Brown)

26. Robert and Paula Coons (Laura Brown)

27. Douglas Rose (Laura Brown)

28. Lois Arbaney (Laura Brown)

29. Bill Tallichet (Laura Brown)

30. Holly Miller (Laura Brown)

31. Leta Terrell (Laura Brown)

32. Adam Ford (Laura Brown)

33. Richard Weaver (Laura Brown)

34. Peggy LaFontaine (Andrea Dazzi)

35. Christina Brogan (Andrea Dazzi)

36. Raymon Fallon (Joan Hollerbach)

37. Marie Willey (Joan Hollerbach)

38. Joe and Kat Fern (Joan Hollerbach)

### **Call to Order:**

The meeting was called to order at 6:07 PM by Dani Wesolowski.

### **Quorum:**

With 38/85 (44%) members present in person or by Proxy, a quorum was established.

### **Approval Action Items:**

- A motion was made by Dan Temple to approve the meeting minutes from the March 23<sup>rd</sup>, 2023 Ownership meeting as written. Motion Seconded by Paul Inman; passed unanimously.
- A motion was made by Joan Hollerbach to approve the agenda as presented. Seconded by Dan Temple; passed unanimously.

### **Financial Report:**

- Joan Hollerbach presented year-end actuals. Financials were included in the annual meeting packet and provided the following account balances as of 1/18/2024:
  - Operating: \$15,848.50
  - Reserve: \$56,961.85
  - CD: \$26,893.21
- The 2024-2025 Board-approved budget was presented for discussion and ratification.
  - Paul Inman expressed concerns with the irrigation system on North Ridge.

- Dan Temple would like to see the HOA move towards xeriscaping the common areas. David Hallford stated that the removal of turf is costly.
- Cyndy Hallford stated that no bush trimming was done in the Fall.
- Odis Hudson stated that he had an irrigation leak in his front yard.
- Julie Zerr stated that 20k for snow removal seems excessive. She would like to see that cost reduced.
  - A motion was made by Joan Hollerbach to ratify the budget as presented. Seconded by Dan Temple.

#### **Board of Directors Update**

- Three current positions are vacant on the Board. 2 for appointment due to resignation and 1 for election. Three candidate applications were received and presented to owners present at the meeting (John Brogan, Cyndi Powers, and Julie Zerr). All three owners were given the opportunity to introduce themselves to ownership. Joan Hollerbach expressed interest in continuing to serve on the Board in the elected position.
  - A motion was made by Dani to elect Joan Hollerbach to the Board of Directors. Seconded by Andrea Dazzi. None opposed.
  - A motion was made by Joan to appoint John Brogan to the Board of Directors. Seconded by Andrea Dazzi. Passed unanimously.
  - A motion was made by Dani to appoint Cyndi Powers to the Board of Directors. Seconded by Andrea. None opposed.

#### **Committee Reports and Updates**

- Architectural Review: Kevin Long (Chair).
- BMSA: Cyndi Powers would like to be considered for the position of BMSA Representative. No decision was made at this meeting.
- Welcome Committee: Joan Hollerbach, Cyndy Hallford, and Sharon Temple. Julie Zerr would like to join this committee. Management will share contact email information to coordinate introductions for new owners.

#### **New Business:**

- The next Board of Directors meeting is tentatively scheduled for **4/4/2024**.
- The Board and management will finalize a plan for a community clean-up day.

#### **Adjournment**

- A motion was made by Dan Temple to adjourn the meeting at 7:27 PM. Seconded by Paul Inman.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals