

**Arapahoe Ridge Homeowners Association**  
Annual/Budget Ratification Meeting  
October 18, 2006

MINUTES

**CALL TO ORDER**

The annual meeting was called to order at 7:15 p.m. Board members in attendance were Monica Kash, Diana Walley, Bill Barnett, Jack Fitzpatrick and Christine Ferguson. Community Association Manager Gwen Rohrer was present representing Hammersmith Management.

Hammersmith Management provided the notarized proof of mailing for all members in attendance to view. In addition, it was noted that the notice was mailed in compliance with Article 4, Section 4.5 of the Bylaws.

Hammersmith Management announced that a quorum was obtained, as ninety (90) lots were present in person or by proxy.

**APPROVAL OF PREVIOUS MINUTES**

A motion was made and seconded to approve the minutes from the November 15, 2005 Annual Meeting of the Membership. There were none opposed. Minutes were approved as written.

**ELECTION OF DIRECTORS**

The Board of Directors announced that two (2) positions were up for election on the Board and opened the meeting up for nominations from the floor. Four (4) members submitted a Board Member interest form in advance of the meeting: Helen Paterson, Jack Fitzpatrick, Ronda Grassi and Mike Dunninger. In addition, one (1) member in attendance was nominated: Steve Smith. The nominees shared with the members their desire to serve on the Board and made statements about their qualifications.

**FINANCIAL REPORT**

Hammersmith Management distributed copies of the year-to-date income statement. Hammersmith Management and Board Treasurer Bill Barnett discussed the financials and answered Member questions or concerns.

**BUDGET RATIFICATION**

Per the Declaration, Article 8.5, "Unless at that meeting a majority of all Owners reject the Budget, the Budget shall be deemed ratified, whether or not a quorum is present." (308 homes to reject). As a majority of Lots did not reject the proposed 2007 budget, the 2007 budget was ratified.

## **BALLOT RESULTS**

Secret written ballots were distributed. Three (3) volunteers from the floor tallied the votes. Hammersmith Management announced the two (2) new Board members: Ronda Grassi and Steve Smith.

The 2006-2007 Board of Directors for Arapahoe Ridge include:

Diana Walley  
Christine Ferguson  
Monica Kash  
Ronda Grassi  
Steve Smith

## **COMMUNITY EVENTS AND ACCCOMPLISHMENTS**

Board Vice President Diana Walley presented Members in attendance with the year's accomplishments.

## **HOMEOWNER FORUM**

The Board of Directors and Hammersmith Management answered homeowner questions and addressed homeowner concerns. The main items of discussion included the following:

Flatiron Meadows  
The Portable Restroom in Arapahoe Ridge Park  
Landscaping  
Installing Curbs Along 111<sup>th</sup>  
The New Phone Directory  
Appointing a Board/Community Liaison to the Town  
Including a Member Login at the Existing Website

## **ADJOURNEMENT**

The annual meeting adjourned at 8:40 p.m.