

## **Peyton Pines HOA**

Quality country living since 1973

June 12, 2018 Peyton Pines Annual Meeting Minutes

1. **06/12/18** After a verification of quorum, the meeting was called to order at 7:05 pm by President Samantha Munoz
2. **Location:** Cowboy Church of Peyton 15504 Bradshaw Road Peyton, Colorado 80831
3. **Present Board Members:**

President: Samantha Munoz (234)

Vice President: Sharon Friedman (185)

Treasurer: Jerry Charles (231)

Secretary: Jason Darbyshire (97)

HOA Attorney Steve Lebel present as acting Parliamentarian

Guests: Over 160 votes were cast by those present and their respective proxies

### **4. Introduction of HOA Attorney Steven Lebel**

Mr. Lebel discussed decorum. A proposal for a recall election was raised from the floor and the appropriate steps to make such a motion were addressed. Mr. Lebel confirmed a quorum was present at the 2017 annual meeting confirming the standing of the current elected board.

He addressed the fiduciary responsibility of the HOA board.

### **5. Committee Reports:**

Treasurer Charles provided a re-cap of the financials for the previous 12 month period. The financials are posted on the PPHOA website.

President Munoz delivered the annual President's report which covered multiple items the board has accomplished in the past year. Her recommendations for the upcoming year include appointing three separate volunteer member run committees to look into the issues facing Peyton Pines. These committees would review their respective issues and make suggestions for improvement in the following areas:

A By-Laws Committee

A Covenant Amendments Committee

A Bridle Path Committee

Vice-President Friedman delivered the Environmental Committee report covering the projects the committee has approved or dis-approved in the previous 12 month span. Those items are outlined in previous minutes and reports on the PPHOA website.

At 8:00 pm a motion was made by Secretary Darbyshire to accept the Committee reports. The motion was seconded by President Munoz and passed with no dissenting votes.

At 8:01 pm a Secretary Darbyshire to accept the minutes of the previous meeting (05/15/18), the motion was seconded by President Munoz and passed with no dissenting votes.

Nominations accepted from the floor for vacant board positions were as follows:

Sue Clary (seconded by Maureen Fitzgerald)

Steve Lebel gave a briefing on the voting process and it was advised envelopes containing the lot number were to be removed prior to ballot counting. This information pertained to those members still present when the briefing was provided.

Nominations were closed at 8:13 pm.

Candidates were provided three minutes to speak prior to voting. The following members provided biographic information:

Brooks Myers (Bio read in abstencia by Debbie Debaun) Mr. Myers biography is posted on the Peyton Pines website

Debbie Debaun (Biography posted on the Peyton Pines website)

Jason Darbyshire (Biography posted on the Peyton Pines website)

Sue Clary spoke from the floor

Carolyn Payton removed her name from consideration

Voting was opened by ballot and the open forum portion commenced.

Topics addressed during open forum included the following:

The missing Peyton Pines sign (damaged by weather currently stored safely by President Munoz)

Concerns were addressed about Board practices and transparency

Bridle Paths were discussed at length

Open Forum was closed at 9:55 pm.

The votes were counted and read as follows:

Brooks Meyers and Debbie Debaun received the highest vote counts and will fill the vacant positions.

The meeting was adjourned.