

Meeting Minutes
Villa Del Oro Condominiums

Regular OR Special Meeting of _____

Date: January 20, 2018 **Time:** 10:00 AM **Place:** Art Room at Lakeside #109

Directors present: Traci Douma (Secretary), Samantha Swingle (President), Larry Kempton (Vice President),
Douma (Treasurer), Brent Britton (Previous Manager), Tracey Heritage (New property manager),

Directors absent:

Others present: Jack (#18), Kim (Jake's niece), Christine Case (#12),

Notice of Meeting: Meeting time and place was established at prior meeting and regular mail.

Determination of quorum: NO

Call to order: Meeting called to order by Samantha Swingle, at 10:07.

Minutes of Prior Meeting: There was not a quorum to vote on previous annual meeting minutes

Treasurers/Financial Report: Brent had gone over the purposed budget with the board members at a previous board meeting, however, there was not a membership quorum to vote on the purposed budget for 2018.

Comments:

- There was only 23.25% of the owners present (this is including the 2 proxies that were sent in). Our bylaws require 50% of the owners to be present for a quorum to be established.

Old business:

- We did not discuss old business. Board members present have met many times in the last quarter to discuss old business and the members present did not have any questions.

New Business:

- Tracey Heritage of Western Slope HOA management was present at the meeting. She will be our new property manager as Brent is retiring. Tracey stated that we can still make our HOA payments by sending them to 580 Bookcliff Ave #13, Grand Junction, CO 81501, however she will have an option on her company website to pay our dues there as well. Her website is westernslopehoa.com. Should you choose to setup your payment through your bank account there are no added fees. If you use a credit card there is a small added charge.
- Two new potential board members need to be voted in by the owners, Don Waterhouse and Christine Case.

Other Business:

- Tracey will send out a ballot to all owners to vote on the items we wanted to vote on today. Samantha will include a letter from the president requesting membership participation.

NOTE:

Next meeting: The next board meeting will be established after we receive ballots back determining new board membership. Annual meeting is always the third Saturday of January at 10am, location to be established at a later time.

Adjournment:

Villa Del Oro Condominium Owners' Association, Inc

January 23, 2018

Greetings Villa del Oro owners,

The annual meeting was held January 23, 2018 and was a complete bust. We did not have a quorum so no business could be conducted nor could new Board members be elected. We paid for the meeting space and your sitting Board as well as our out-going manager and new property manager were all in attendance.

The Board of Managers is responsible for spending your dues, prioritizing repairs and improvements and over-seeing our property manager. We meet quarterly. We need a full Board in order to function well. It is so important that condo owners be involved. While we understand that you may not be able to attend the one meeting we hold every year on the 3rd Saturday in January, **at a minimum we need you to return your proxy vote so we can establish a quorum.**

We are open to moving the meeting to a new time if that would work better for more owners. We are also open to your suggestions. Please take time to read all the documents in this packet and **return your ballot by January 31, 2018.**

Thank you for attending to this small request which will make a big difference in our ability to function properly.

Serving you,

Villa Del Oro Board of Managers

Villa Del Oro Condominium Owners Association
580 Bookcliff, # 13
Grand Junction, CO 81505

C/O Western Slope HOA Management, LLC
2500 North Ave., Suite 2
Grand Junction, CO 81501
(970) 628-1511 or (970) 778-6149
tracey@westernslopehoa.com

February 13, 2018

14 Ballots were returned and those represented 52.9203 % of the Membership. The returned Ballots therefore constituted a Quorum. The votes were tallied for the following issues as presented by the Ballots:

BALLOTS FROM OWNERS – RESULTS

Item 1: Budget (copy enclosed)

12 Owners voted Yes, 1 Owner voted No and 1 Owner did not vote.

The 2018 Budget is Approved as Presented by the Majority of the Quorum.

Item 2: Board of Directors

13 Owners voted Yes to Don Waterhouse (new)

13 Owners voted Yes to Larry Kempton (incumbent)

13 Owners voted Yes to Traci Douma (incumbent)

13 Owners voted Yes to Christine Case (new)

2 Owners wrote in Ron Wade as an alternate Candidate

Don Waterhouse, Larry Kempton, Traci Douma & Christine Case are duly elected by the Majority of the Quorum of Owners.

Item 3: Amendment to By-Laws to reduce Quorum Requirements

11 Owners voted Yes to Agree to reduce future Quorum Requirements to 33 % from 50 %

1 Owner voted No to Agree to reduce future Quorum Requirements to 33 % to 50 %

2 Owners did not vote.

The proposal to Amend the By-Laws to reduce future Quorum Requirements from 50 % to 33 % was Approved by the Majority of the Quorum. Article II, Item 7 will be revised.

Units Represented: 1, 7, 8, 9, 10, 11, 12, 16, 17, 19, 21, 22, 27 and 28. 52.9203 %
Signed Original Ballots held at Western Slope HOA Management Office.