

Eagleridge Estates Homeowners Association of Pueblo, Inc. (the "HOA")
207 W. Northern Avenue Pueblo, CO. 81004-3107

Annual Homeowner Meeting Minutes - Tuesday, December 10, 2019

Park Hill Baptist Church

Present:	Ed Thomson	Laura Overeem	Sherri Johnson
	David Smith	Jerry Montoya	Gia & Julie Bankanella
	Vickie & Dennis Kampa	Orlando Gonzales	Elaine Gardner
	Freddy & Susan Lettig	Jose Jaramillo	Hal & Dianne Butts
	Cindy & Richard Jones	Jackie Hegland	Janice Rudeen
	Bonnie Fields	Allison Ernst	Chris & Diana Robles
	Betty & Rick Garcia	Arnold Gonzales	

Absent: Roger Fonda Ted Lopez

Call to Order: Ed Thomson called the meeting to order at 6:03 PM.

Proof of Notice of Meeting: Ed commented notice of the meeting was mailed to all HOA homeowners on 11/19/2019. By a show of hands, all attendees indicated they had received the notice.

Review of 2018 Annual Homeowner Meeting Minutes: Ed reviewed elements of the 12/10/2018 Annual Homeowner Meeting minutes.

Introduction of Executive Board Members: Ed introduced David Smith and himself as new Executive Board (hereinafter, "Board") members appointed by Roger Fonda, Declarant, at the 2/6/2019 Board meeting. At that meeting Ed Thomson was unanimously voted President.

Ratification of Declarant-Appointed Board Member: Ed noted both State law and our HOA governing documents require that once Declarant has sold more than 50% of units in the development, 33-1/3% (one-of-three Board members) must be elected by HOA members. Gia Bankanella made a motion nominating David Smith for Board membership. **It was M/S/C to approve David Smith as a Board member.**

Education Component – Legal Responsibilities of the Board: Ed discussed the legal responsibilities of Board members, noting they have an absolute, not elective, obligation to perform their duties in accordance with federal & Colorado law, and in accordance with the HOA's governing documents. They must act in good faith, as any prudent person, and in the best interests of the HOA.

Update – 2019 Board Initiatives: Ed reviewed the status of the Board's 2019 initiatives, noting: 1) a Reserve Study has been completed and is available on the new HOA website; 2) the HOA website is up & running as of November, and contains information, documents, financials, budgets, forms, maps, and a sign-up to receive future HOA communications; and 3) covenants are being actively enforced.

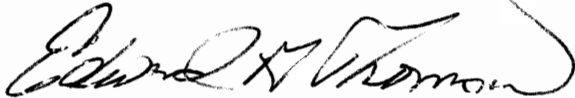
Review – 2020 Board-Approved Operating Budget: Ed handed out the Board-approved 2020 operating budget including: 1) the proposed operating budget w/ comparison to 2019 Y-T-D revenues/expenditures; 2) reserve fund analysis; and 3) schedule of 12/6/2019 operating cash, reserve, and accounts receivable balances. He reviewed the key elements of all 3, and discussion ensued. The 2020 budget, including an increase in the annual assessment to \$187, was accepted as submitted.

Neighborhood Watch: Janice Rudeen introduced herself as our community's representative in the Pueblo Neighborhood Watch program. She discussed various aspects of the program including law enforcement contacts and elements of a safe neighborhood, and made materials available to all present.

Open Forum: Discussion ensued amongst various attendees & Board members, primarily related to covenant violations, and other complaints which the HOA does not have authority to address (e.g. traffic violations).

The next Annual Homeowner Meeting will be scheduled at a future date.

With no further business, the meeting was adjourned at 7:45 PM.

A handwritten signature in black ink, appearing to read "Edward A. Thomson". The signature is fluid and cursive, with a large loop at the end.

Edward A. Thomson, Board President