



**ANNUAL HOMEOWNERS MEETING
December 9, 2020 @ 6:00 PM**

MINUTES

DATE AND TIME: A meeting of the Eagleridge Homeowners Association of Pueblo, Inc. (hereinafter "HOA") was convened on December 9, 2020, at 6:00 p.m. via Zoom Online Meeting Room due to the COVID-19 pandemic.

CALL TO ORDER: On behalf of the Board, Ed Thomson called the meeting to order at 6:04 p.m.

Directors in Attendance: Ed Thomson and David Smith

Directors Absent: Roger Fonda

Also in Attendance: Teleos Manager Lynn Calkins, to record minutes

Homeowners Present: See log from Zoom

PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM: Manager noted she mailed the HOA Annual Meeting Notice, 2021 Budget, Proxy and 2021 assessment invoice to 265 homeowners of record, on November 11, 2020.

Manager noted 15 signed proxies were received back, as follows: 9 proxy votes were given to President and 6 proxies were returned for quorum only. Manager announced that the quorum requirements were not met for this meeting.

The meeting was continued with the remaining agenda items, but without the required quorum, no votes were taken.

EDUCATION: Topic: HOA Assets and Obligations. Director Thomson presented the education topic for this meeting, reviewing the assets owned by the HOA, and its legal obligation to maintain, repair and replace those assets. He referred attendees to two documents on the HOA website, a "Declaration of Covenants Concerning Drainage,

Landscape and Pedestrian Walkways”, and an “Asset Schedule” summarizing the assets and estimated replacement value.

NEW BUSINESS:

Ratification of 2021 Budget:

The 2021 Budget was mailed to all homeowners with the annual meeting notice.

Director Thomson reviewed the budget, noting an increase in the assessment for 2021 to \$205, and also pointing out expected increases in operating expenses.

By default, as specified in HOA Bylaws Section 3.6, the 2021 Board-approved Budget is deemed ratified.

Election of Board Members:

Director Thomson noted the HOA Declarant/Board Member has resigned from the Board effective December 31, 2020. As a result the Board is automatically expanded from three (3) to five (5) members, and three (3) Board positions are open effective January 1, 2021. Three (3) members announced their candidacy for the open positions. Since a quorum was not present at this meeting, a vote could not be taken. Director Thomson noted as a result, there will be three (3) vacancies on the Board effective January 1st. In accordance with HOA Bylaws Section 2.5, the Board will have a Special Board Meeting shortly after January 1, 2021 to fill the vacant seats, and the three (3) interested Members’ names will be brought forward and voted on.

RESIDENTS FORUM:

With no further Agenda items, the meeting was opened to all attendees for questions and comments. Discussion included expectations for assessment increases in future years, procedures for payment of assessments, Resident issues with illegal cross property drainage, and illegal dumping & traffic in areas contiguous with the development.

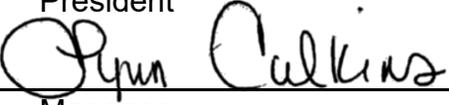
A Member thanked the Board for all of their hard work. Director Smith thanked Director Thomson for all his hard work for the past couple of years.

ADJOURNMENT: There being no further discussion at this time, was adjourned at 7:25 p.m.

Respectfully submitted,

By: 

President

By: 

Manager