

VILLAS AT COTTON RANCH HOMEOWNERS' ASSOCIATION
Homeowners Annual Meeting Agenda
February 4, 2023 10:00 am
at Gypsum Creek Grill and Zoom Meeting
(Details at <https://www.villasatcottonranch.org>)

Monica Kryzer – President, term expires 2024 at annual meeting

Henry McCain – Treasurer, term expires 2025 at annual meeting

Craig Brown – Secretary, term expires 2023 at annual meeting

1. Call to Order and Recognition of Quorum (14 homeowners makes a quorum, present/proxy)
2. Financial
 - a. VCR HOA 2022 Budget vs. Actual
 - b. 2023 Proposed Budget, as approved by the exec board
 - c. Dues stay the same: 3br - \$275, 2br - \$240
 - d. Balance Sheet as of through December 31, 2022
 - Savings Account - \$270,891.35
 - \$38,923.00 added to savings account as per budget
 - Action: Board to Motion and Approve moving \$30,682.66 from checking to savings account
 - e. Cash on Hand
 - Checking: \$40,721.81
 - f. Action - Ask community if there is any dissent to the 2023 proposed budget
 - Need 67% of all homeowners to dissent to NOT ratify budget
3. Election of New Board Member
 - a. 1 position open:
 - 3 yr term expires at 2026 annual meeting
 - b. Election of board position, is by majority of homeowners present
 - c. New board will set date for 1st board meeting, at which officers will be appointed
4. Other
 - a. Sealing of driveways in the spring – 9 units (60-80 Lynx, 72&74 done last year)
 - b. Staining – 13 units (36, 38, 40, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72 Lynx Circle)
 - c. Exterior Painting - 8 units (82, 84, 86, 72, 74, 62, 64, 66 Black Bear)
 - d. Stucco painting – 9 units (35, 37, 39, 41, 43, 45, 57, 59, 61 Lynx Circle)
 - e. Dog Owner Responsibility, Residents and Villas' recourse
 - f. Overflow Parking Area
 - g. Snow Removal Expectation & Responsibility
 - h. CRHOA Annual Meeting is February ?? at 5:30pm – Gypsum Creek Grill
5. Public Input
6. Next Regular Board Meeting Date: TBD (according to bylaws to be held within 10 days of annual mtg, date set at annual meeting)
7. Adjournment