

**WILLOW TRACE TOWNHOMES**  
**2023 ANNUAL MEETING**

**November 1, 2023**

**CPMG Office Lobby 2620 S. Parker Rd., Aurora, CO 80014**

**Board members present:**

President: Vanessa Holmes  
Vice President: Bob Comfort  
Treasurer: Karen Slicker  
Director: Vicki Mobus

**CPMG:** Debra Vickrey, Association Manager and Korey Bueng, Assistant. Minutes were taken and transcribed by Debra Vickrey.

Meeting called to order at 6:00 p.m. by Vanessa Holmes. Certification of proxies and quorum. There was a quorum established with 18 proxies and 3 in attendance.

**Introductions:** The Board and CPMG introduced themselves.

**Annual Minutes:** October 18, 2022

- **Motion** to approve the minutes was duly made, seconded, and passed unanimously.

**President's Report:** Vanessa Holmes

- Vanessa gave a brief update on the insurance claim for hail.
- She announced the fence replacements previously considered, along with other projects, are on hold until the insurance claim repairs are completed in the spring of 2024.
- There was a report on the efforts to reduce the water consumption to save money.
- She announced that Board will be seeking bids for a new landscaper for 2024.

**Financial Report and Budget Presentation:** Debra Vickrey

- Update was given on the financial state of the Association.
- The budget was ratified.

**Election of Board Members:**

- Debra Vickrey announced there are three positions open for election of board members. Both Vanessa Holmes and Vicki Mobus confirmed their interest in remaining on the Board.
- There were no nominations from the floor.
- Nominations were closed.
- **Motion** was duly made and seconded to reelect Vanessa Holmes and Vicki Mobus for
- 3-year terms. One position remains vacant.
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**Homeowner Forum:**

- Homeowners had questions regarding how their insurance works with a special assessment.
- There was appreciation expressed to the Board members for their service.

**Adjournment:** 6:38 PM

Minutes approved:

Vanessa J Holmes  
President

10-16-24  
Date