

**Draft Minutes will be approved at the 2024 Annual Meeting**

**Windmill Creek 1  
ANNUAL MEETING MINUTES  
December 16, 2023**

The Annual Meeting of the Membership was held on December 16, 2023 at 1:00 pm at the Valley Country Club

**I. Establish a Quorum of Homeowners** – It was confirmed that a quorum was present with 10 homeowners and 8 proxies (18). Quorum is 40% or 13 present in person or proxy. Therefore, the Annual Meeting of the Membership was called to order by Board President Matt Hoper at 1:09 pm.

**II. Proof of Notice of Meeting** – Virginia Johnson with the Colorado Property Management Group presented the Proof of Mailing.

**III. 2022 Annual Meeting Minutes** – A motion was called for by Tom Terch, seconded by Amy Kirsch and passed unanimously to waive the reading of the minutes, accept them as written and approve the December 6, 2022, Annual Minutes.

**IV. Board reports** –

- Bethany Atkins gave a detailed report on the finances and the over health of the community –
- Irrigation and Landscaping – Bethany and Tom gave an update on fungus, fall spraying, owners possibly being control of drip lines. Other improvements the entrance at Caley, trees, and mailboxes.
- Matt gave an update on all issues from City of Aurora. Camping bans, change is officials and a more proactive governing.
- Joyce gave an update on the communication committee

**2024 Budget** - The 2024 budget was presented with no increase and a \$2,111.25 deficit. Assessments will remain at \$400.00 – homeowners asked questions and understood the budget, no one voted to veto the budget there fore it was deemed approved and presented and will be in effect January 1, 2024. As with last year, the Homeowners were very supportive of board and the financials of the association.

**Resolution:**

- The board presented a resolution to reduce the number of board members from five to three. The owners discussed and a vote was taken – all owners present voted yes with the exception of one. The resolution was deemed approved and was signed.

**Document Change:**

- The board had noticed and discussed and then presented the formal document change and the owners present discussed and were in favor of the change - Several owners who were unable to attend the meeting had expressed support as well. The owners present signed the approval sheet attached to the First Amendment to Declarations and the board will obtain signatures from the owners who send proxies and expressed support during previous discussions – signatures will be collected prior to December and then the document will be recorded.

**Board Member Election** – With the resolution approved, Tom Terch’s term ended at this meeting and he will not seek reelection - Matt Hopper resigned his position and that left 3 board members – Bethany

Atkins term ends in 2025, Joyce Gietl term ends in 2025, and Amy Kirsch term ends in 2024. Since there were no open seats available, there was no need for an election.

**VI. Homeowners Forum** – Homeowners discussed several items that continue to affect the community.

1. Estimated Mailbox structure replacement is around \$3000.
2. The cost of replacing irrigation controllers and separate time clocks for individual homes is estimated to be around \$3000 per homeowner depending upon the size of the lot. The main time clock and irrigation system for the neighborhood will remain in place for the front and back yards.
3. Bethany mentioned we need to mulch the small areas in some homeowners' front flower beds as the mulch is blown away by the leaf blowers. When we are ready to do this, we may want to get quotes from other smaller landscapers than Designsapes to lower the cost.
4. The Ash Borer spraying will be every 2-3 years.
5. We discussed investigating the cost of a market study to be able to understand the feasibility of leaving Aurora for Centennial.

Once again owners expressed appreciation for the great job the board has done, citing their volunteer work and the community look and feel. Like last year, it is a great example of neighbors helping each other.

**VII. Adjournment** – There being no further business brought before the Board, the Annual Meeting was adjourned at 3:35 pm.