

# PERSIMMON WOODS TOWNHOME ASSOCIATION ANNUAL MEETING

Saturday, December 3, 2022, at 10:00am  
Singletree Community Center Meeting Room  
1010 Berry Creek Rd, Edwards, CO

## -Minutes-

1. **Call to Order/Proof of Notice of Meeting:** Nov 17
  
2. **Roll Call/Establish Quorum** (25% or 8 owners). With 19 of 33 units represented in person or by proxy, a quorum was achieved.

Unit No.	First Name	Last Name	Present	Proxy to	Absent
Unit 01	Carol	Glasson			
Unit 02	Lee and Jean	Meckstroth		Glasson	
Unit 03	Robert	Howe			
Unit 04	Denise and William	Silkworth		Ehrhart	
Unit 05	Howard and Dawn	Boorse			
Unit 06	Drex and Debbie	Douglas			
Unit 07	Peter	Kyle			
Unit 08	David	Borns			
Unit 09	Karl and Lori	Fisher / Benvenuto		Ehrhart	
Unit 10	James and Jean	Geraghty			
Unit 11	Markus and Genii	Gatter			
Unit 12	William	Bowen			
Unit 13	Susan and Steve	Rapson / Hilbert		Glasson	
Unit 14	Carol	Giuliani		Paolucci	
Unit 15	Joseph and Pavla	Walsh			
Unit 16	Jason and Kelly	Platt			
Unit 17	Gloria	Kestenbaum		Glasson	
Unit 18	Renee	Strong			
Unit 19	Rosemary	Tongish		Ehrhart	
Unit 20	Steven	Lee		Ehrhart	
Unit 21	Kathryn	Barth			
Unit 22	Nanette	Rollet			
Unit 23	Nicole & John	Ehrhart & Paolucci			
Unit 24	Joann and Charles	Dawson			
Unit 25	Kathianna	Kotula			
Unit 26	Chris	Collins			
Unit 27	Peter and Jessica	Chaney			
Unit 28	Becca & Geof	Aliber & Ochs			
Unit 29	Owners	Gross, Bowman, Hager			
Unit 30	Stephen	Shelman			
Unit 31	Joseph	Hutton, Jr.			

Unit 32	Robert	Woodward			
Unit 33	Cathy and Keith	Thompson			

3. **Approval of Minutes** (from 2021 Annual Meeting) A motion was made and approved for the approval of the 2021 Annual Meeting minutes.
  
4. **Financial Report:** Genii Gatter & Chris Spaeth
  - a) 2022 Year End Projections- \$15,851 deficit
    - The association was over budget most of the year
    - This started with snow removal from the roofs, landscaping and flowers were over budget, and 12k of exterior painting
    - A special assessment will be necessary to cover the deficit.
      - This will be calculated after the 2022 fiscal year is closed.
      - Anticipated to be less than \$500 per unit.
  - b) Reserve Schedule
    - This will return to 10% contribution year over year
    - The association is looking into additional investments (CDs etc) to help use the fund balance to offset future contributions
  - c) 2023 Budget review
    - Largest increases were landscaping expanded to include planter boxes, gutter cleaning increased to twice per year, insurance, and non-contract snow removal
    - Operations reserve fund may be created to cover the fluctuations of surpluses and deficit for future years (painting projects too) as recommended by the association accountant and the IRS.
    - Enrollment into the ACH payment program for dues was encouraged for those who have not already signed up
  
5. **2023 Budget Ratification:** Upon a motion duly made and seconded, the 2023 Budget for Persimmon Woods was ratified. The budget calls for an increase in dues of approximately 14% overall to \$1,952 per unit quarterly.
  
6. **Election of Directors**
  - a) Genii Gatter's & Carol Glasson's terms are expiring
  - b) Nominations
    - John Paolucci (#23)
    - Howard Boorse (#5)
    - Carol Glasson (#1)
  - c) John Paolucci was elected and Carol Glasson was reelected to the board for a three-year term
  
7. **Other Business**
  - a) January 19th meeting next BOD meet
  - b) reserve review and update in Jan BOD meeting
  - c) BOD duties decided in Jan meet
  
8. **Homeowner forum**
  - a) Tree replacement plan/ long term plan created
  - b) Siding project in 2024- 25 (anticipated)
  - c) Flowers- expressed that it is too expensive for what is being received
    - Seek advice on plants/ flowers/ trees
    - Look into CSU resources that could be available

9. **Adjournment:** With no further business to discuss, the meeting was adjourned at 12:10pm.

DRAFT