

# Sellers Creek Ranch Owners Association

## ANNUAL MEETING OF THE HOMEOWNERS

August 7, 2018

The Sellers Creek Ranch Annual Homeowner Meeting was held on August 7, 2018 at the Philip S. Miller Library in the Castle Rock Bank Room West. Mick Madsen, John Smith, and Kari Edge represented the Board of Directors at the meeting. David Prieto from Cherry Creek HOA Professionals was also in attendance.

Verification of Quorum. Quorum was achieved with 17 homeowners being represented either in person or by proxy.

Call to Order. The meeting was called to order at 6.33pm.

Approval of Previous Meeting Minutes. The prior year annual meeting minutes were discussed by the homeowners. On a motion by Mick Madsen and seconded, the 2017 annual meeting minutes were approved.

Management / Financial Report. David Prieto provided a brief overview of the financial position of the HOA, emphasizing that the association's largest expense is saving for the future replacement of the roads. He also noted that the association continues to enjoy low management fees due to the Board's heavy involvement in community activities. Overall, the HOA is in good shape.

Election of Board Members. The Board discussed the possibility to expand the Board up to five members from the current three members. John Smith announced that he was not going to serve another term on the Board. Kari Edge and Mick Madsen both volunteered to continue in their roles on the Board for another term. In addition, Tony Werner, Jerry Pollart and Mack Plymale volunteered.

### New Business

**Front Gate Landscaping Enhancements.** The Board discussed the landscaping at the front gates. A lot of flowers had died due to sediment clogging the irrigation from the well. This is one area the Board intends to evaluate in the coming year. The Owners discussed potentially pouring a new pad for bigger mailboxes for packages.

**Gate Security.** There have been people ignoring the gate and just driving around it. One area focus will be to better secure the gate. The Owners discussed potentially some form of camera system if power/wifi can be secured in addition to posting "no trespassing" signs.

**Potential Declarations Amendments.** The Board discussed increasing the minimum size threshold for new construction in the declaration. The Owners discussed the Board's proposal of 3,000 square feet for a ranch-style homes or 2,000 square feet per floor for two-story homes. The Owners also discussed potentially having maximum wattage rules and potential rules regarding vinyl siding.

**Equine Zoning and Home Values.** Owners discussed the potential advantages and disadvantages of converting the community to allow for horse-properties.

Adjournment. With no further business to discuss, the annual meeting was adjourned at 8:00pm.