

Minutes of Sunlight HOA Annual Meeting
March 14, 2019

I. Call to Order

A Sunlight Homeowners Association Annual Meeting was called to order by President Todd Pedersen at 10:00am in the Board Room of Yampa Valley Bank at 600 S. Lincoln Ave., Steamboat Springs, Colorado.

II. Establishment of Quorum

In Attendance: Todd Pederson, Matt Tredway, Carol Johnson, Marci Mattox, Alan Goldich, Ken Johnson, Shaeffer Gast, Derek Grover, Genevieve Kalmes, Jeremy MacGray, Mary Johnston, Mary Salabounis and Bert Svendsen (by phone)

Guests: Medora Fralick and Angie Hansen, Commercial Property Group, LLC,

It was determined that a quorum had been established.

III. Presentation and Ratification of 2019 Budget

Medora Fralick presented the 2019 budget, which was previously approved by the Board of Directors. The projected income and expenses create a balanced budget. Alan made a motion to ratify the budget as presented. Carol seconded the motion. The motion was approved by all members present.

IV. Neighborhood Report

Todd provided a clarification of roles between the Developers, Metro District and the HOA. Medora then explained that the HOA's Signage Guidelines were recently updated for the purpose of reducing clutter and improving the appearance of the neighborhood. Snow removal was discussed along with the fact that everyone is learning this new subdivision and, going forward, we expect things to be smoother.

V. Other Discussion

Discussion ensued regarding the neighborhood's cluster boxes and storm water permits. There was also a discussion regarding the stoplight that will eventually be installed at the Indian Trails entrance.

VI. Adjournment

The meeting was adjourned at 11:10am.

Respectfully submitted,
Angie Hansen

**Notice of Annual Meeting
of the
Sunlight Homeowners Association, Inc**

To: Members of the Sunlight Homeowners Association, Inc

NOTICE IS HEREBY GIVEN that the annual meeting of the members of the Association will be held in the conference room at Colorado Group Realty, 509 Lincoln Avenue, Steamboat Springs, Colorado on March 14, 2019 at 10:00 a.m. for the purposes of:

1. Board Member Election
2. Conducting such other business as may properly come before the meeting.

Sunlight HomeOwners Association, Inc.

PROXY

The undersigned owner or owners of the Lot set forth below hereby appoints _____, to cast all votes the undersigned would be entitled to cast if personally present at the annual meeting of the Association to be held at the conference room of Colorado Group Realty, 509 Lincoln Ave on March 14, 2019 at 10:00 a.m. Mountain Time and any adjournment of such meeting, with all power which the undersigned would possess if personally present, upon all matters that may come before said meeting or any adjournment thereof. If no person is listed in such blank, Lot Owner relinquishes all rights to vote unless said Lot Owner attends meeting in person.

Date: _____

Signature of Lot Owner:

By: _____
Name: _____

Lot Number _____

*Sunlight Homeowners Association,
Inc.
2019 Annual Meeting Agenda*

*10:00 a.m. on Thursday March 14, 2019
at Colorado Group Realty, 509 Lincoln at Steamboat Springs, Colorado*

- I. Introduction and Establishment of a Quorum
- II. Presentation and ratification of 2019 Budget
- III. Board Member Election
- IV. Neighborhood Report
- V. Other Discussion

Sunlight Subd Income & Expense

	Actual	Actual	Budget
	Jan - Dec 17	Jan - Dec 18	Jan - Dec 19
Ordinary Income/Expense			
Income			
HOA Assessment Income	3,833.68	5,000.00	8,300.00
DRB Fee Income	0.00	8,400.00	4,500.00
Total Income	3,833.68	13,400.00	12,800.00
Expense			
DRB Fees			
Architect Fees	0.00	6,000.00	4,500.00
Total DRB Fees	0.00	6,000.00	4,500.00
HOA Management Fees	0.00	4,656.25	6,000.00
Insurance Expense	1,301.00	1,301.00	1,500.00
Office Supplies/Postage	0.00	149.26	250.00
Professional Fees			
Legal Fees	0.00	10.00	250.00
Tax Prep Fees	0.00	300.00	300.00
Total Professional Fees	0.00	310.00	550.00
Total Expense	1,301.00	12,416.51	12,800.00
Net Income	2,532.68	983.49	0.00