



ANNUAL HOA MEETING

October 26, 2025

Quorum: 21 households were represented, fewer than we would have liked, but it did represent a quorum. Note, the meeting conflicted with the Broncos game.

Jeremiah Johnson called the meeting to order at 3:12 pm.

John Stefonik explained the role of a parliamentarian.

Brad Collins moved to accept the credentials report. Andy Gilbert seconded. Vote was unanimous to accept.

Andy Gilbert moved to accept John Stefonik as parliamentarian. Michelle Cordial seconded. Vote was unanimous in favor.

Jeremiah introduced the board members who were present.

We did not have the minutes from last year's annual meeting to approve. Michelle will send out those minutes and ask for a vote to accept them via email.

Jeremiah walked through the treasurers report for 2025 and then presented a topline for 2026. **NEED \$\$\$ FROM JEREMIAH.** The members asked to eliminate or minimize the food at the annual meeting and increase the budget for barbeques. The goal is to create a sense of community at the barbeques. Andy Gilbert made a motion to accept the budget as revised. Nate Zameroski seconded the motion. Motion carried with unanimous vote.

Tom Thorenson gave an update from the ACC.

Mike Brown presented an update from the CCC.

Board elections were then held. There was only one candidate per office. The following people were confirmed through proclamation:

Vice President	Michelle Cordial
Secretary	Deborah Williams
Treasurer	Tom Zwirlein
CCC Committee	Nate Zameroski

The meeting then focused on working through the revised bylaws. Bylaws have been redlined and attached to this report. The following are the motions and approvals for the bylaws.

Section	Edits	Motions 1 st /2 nd	Approved
Article I	No	Brad Collins Andy Gilbert	Yes
Article II	No	Brad Collins Andy Gilbert	Yes
Article III	Note: Rules & Regs will be revised and presented in 2026	Brad Collins Michelle Cordial	Yes
Article IV	No	Andy Gilbert Mike Brown	Yes
Article V	Yes	Michelle Cordial Laura McKee	Yes
Article VI	No	Michelle Cordial Nate Zameroski	Yes
Article VII	Yes	John Stefonik Renee Franks	Yes
Article VIII	Yes	Brad Collins Michelle Cordial	Yes
Article IX	Yes	Michelle Cordial Nate Zameroski	Yes
Article X	No	Brad Collins Andy Gilbert	Yes
Article XI	No	Andy Gilbert Nate Zameroski	Yes
Article XII	No	Brad Collins Mike Brown	Yes

Article XIII	No	Michelle Cordial Laura McKee	Yes
Article XIV	Yes	Brad Collins Nate Zameroski	Yes
Article XV	No	Brad Collins Mike Brown	Yes
Article XVI	Delete Section		
Article XVII	Yes	Michelle Cordial Nate Zameroski	Yes
Article XVIII	Yes	Brad Collins Nate Zameroski	Yes
Article XIX	Yes	Brad Collins Jolene Pharris	Yes
Article XX	No	Brad Collins Michelle Cordial	Yes

Michelle Cordial took minutes and revisions to bylaws and will certify to final approved minutes.