**Annual / Budget Meeting: 20 August 2022**

Opened at 1100 AM. Attendance was taken of HOA members present.

There were a total of 15 members present, Lots 118, 32, 47, 48, 50A, 50B,67A-2, 120, 35A. 145A, 112, 113, 40, 41. This number did not meet the quorum requirement of 20% which is 24 members. In accordance with HOA By-Laws Article 3 Section 1 and Section 2.

Annual Meeting: Adjourned at 1108 due to no quorum

An overview was given to those members present.

1. Went over lots sold in the past year. There were 9 sold averaging $1184 per acre. There was one home sold for a total of $600,000.00
2. Outstanding lots that have not paid total of 6 (54A, 139, 138, 146, 20, 11). Liens are filed.
3. Spoke about the following
	1. The BoD has obtained HOA legal counsel with Altitude Law Firm
	2. The BoD has contacted legal counsel regarding the above outstanding lots that have not paid.
	3. The Mobile Home on Lot #20 and Legal Actions being taken. A timeline of actions taken was shared.
	4. Explained the use of the Pueblo County Zoning Department to address covenant violations that also violate County Zoning Laws.
	5. Road re-gravel project focusing on William Finlay and Big Sky. Re-gravel was set back on being completed due to the rock crusher being down.
4. During the Budget Meeting. The Board presented the Profit and Loss and discussed the reasons for decisions regarding the budget. Budget passed 37 yes and 4 no.
5. Covenant Change to 2.4 Fails on a 38 Yes and 3 No votes received.
6. Election of Board of Directors: Rod Smith, Mary Wehrman, Randy Balenseifen, Kelly Drees, and Steve Wood were all elected to the board.