

**Comanche Creek Ranch Planned Unit Owners' Association, Inc.**  
**2021 Annual Meeting Minutes**  
**Feb. 6, 2021 10:00 A.M. - 12:00P.M.**  
**Russel Gates Mercantile Building, Elbert, CO**

**Sign In Time: 9:15 - 9:45 A.M.**

**Call To Order: 10:00 A.M.**

**Quorum:** Eleven tracts were represented by owners and two tracts were represented by proxies for a total of thirteen valid voting tracts. Therefore, the quorum requirement was met.

The three Board of Directors, Sharon Siddons, Sally Giles and Kim Wendel were present representing a quorum of directors. Therefore, the meeting could proceed.

**Proof of Notice:** Confirmed per the packets mailed on 12/18/21.

<b>Owners Present:</b>	<b>Tract:</b>	<b>Owners Present:</b>	<b>Tract:</b>
Cathie Collins	17	Gaye Thomasson	10
Archie Dreissbach	19	Robert Thomasson	10
Dennis Duffy	12	Sherwin Van Kooten	16
Teri Duffy	12	Doug Williams	21
Sally Giles	14	Steve Wysocki	18
Michael Johnson	3	Sharon Siddons	24
Milt Johnson	11		

<b>Proxies Represented:</b>	<b>Tract:</b>
Kim Wendel for Wendel Vet. Services	6
Sally Giles for Hassel/Thayer	9

<b>Attendees:</b>	<b>Tract:</b>
Robert Ostrander	17
Cindy Riley	24

**Approval of the 2020 Annual Meeting Minutes:**

Members present were asked if there were any changes wanting to be made in the 2020 annual meeting minutes. No comments were made. A

motion to accept the minutes was made by Michael Johnson and seconded by Milt Johnson. The members present voted to accept the minutes. The 2020 annual meeting minutes were accepted.

### **Director Reports:**

Pres. Sharon Siddons thanked the community confidence in her serving. She also thanked Jeff Briscoe and Sally Giles for helping her and thanked Kim Wendel for stepping into the treasurer position to fill out the remainder of Jeff's term.

Vice Pres./Secretary Sally Giles reported on the website usage. In 2020 the number of page views averaged 122/month. Last year, 2019, the average was 98.

Treasurer Kim Wendel reported on the 2020 budget. The legal fee paid in January 2020 was for the last legal billing in 2019. There were no legal fees in 2020. We paid for two loads of material for the west entrance. Working on the budget for 2021, the board moved money from legal to the roads...\$1,100 to grading and \$30 to road repair/base. \$11,000 was moved from checking to savings.

### **Committee Reports:**

Robert Ostrander, Road Committee Chairman, thanked volunteers and a special thanks to Robert and Gaye Thomasson for the use of their tractor saving us an estimated \$5,000 - \$8,000. Also, thanked Jeff Briscoe for road base saving a great deal of money over the years. Robert expressed awareness of the washboard problem. He stated two years in a row of drought has not helped. He explained that in Oct. 2019 the washboarding came back in three weeks following a grading. Robert said Rod Hoy and Derrick Riley are willing to be road volunteers for 2021.

Milt Johnson, Architectural Control Committee Chairman, submitted a written report of seven approved projects for the year 2020. He stated that the committee works well together and in a timely manner. The ACC volunteers will remain the same for 2021, Milt, Dennis Duffy and Michael Johnson.

### **Nomination and Vote for Director Position, 3 year term:**

Floor was open for nominees or self nominee.

Doug Williams was the only nominee, self nominated. By acclamation

the new board member is Doug Williams. An enthusiastic round of applause ensued.

### **2021 Budget Approval:**

Members present had time to review the budget and ask questions. It was again explained that \$1,130 from legal was moved to roads. Michael Johnson made a motion to accept the proposed budget for 2021. Dennis Duffy seconded the motion. Members approved the budget therefore it was accepted.

### **Unfinished Business:**

None

### **New Business:**

None

### **Open Forum:**

Steve Wysocki voiced great displeasure with the condition of our roads, specifically the washboarding and stated that a drought is not an acceptable excuse.

Gaye Thomasson asked why washboarding is happening. Robert Ostrander explained that besides drought, driving habits of hard breaking and accelerating contribute to the problem. Placing a few road signs was discussed. The BOD will consider such signs.

Robert Thomasson expressed concern about speeding along the west entrance to the top of the hill. He and others are especially concerned about the safety of the Wendel's having children playing and horses/handlers crossing in this area. A caution sign was discussed for this area. The BOD will look for an appropriate road sign.

Michael Johnson and Steve Wysocki suggested speed bumps. It was briefly discussed but probably not feasible as they would impede grading if made of road base and concrete would not stay in place due to dirt and gravel wash out around it.

Sharon Siddons suggested a pot luck community picnic as we had to cancel last year due to COVID 19. She also stated we could coordinate it with the mowing day. Gaye Thomasson asked us to mow in late June

instead of mid June due to the bird nesting season in tall grasses. The BOD will pick a date, post it on the website as well as send out an email notice to the community.

**Adjournment;**

A motion to adjourn was made by Dennis Duffy and seconded by Doug Williams. The meeting was adjourned at 10:40 a.m.

Submitted by CCROA VP/Secretary  
Sally Giles

