



Anglers Preserve Owners Association

January 28, 2022

RE: 2022 Annual Member Meeting

Dear Anglers Preserve Property Owners,

Pursuant to the By-Laws of Anglers Preserve Owners Association., enclosed is written notice that the 2022 Annual Meeting of the Members of the Association has been scheduled for Monday, February 28, 2022, starting at 5:00 P.M. MST via electronic Zoom meeting. Please respond as soon as possible if you will be attending the meeting.

To join the meeting (this information is also on the Notice and Agenda):

Website: <https://zoom.us/join> Phone Only: +1 253 215 8782 US
Meeting ID: 876 6303 5021 Passcode: 271882
<https://us02web.zoom.us/j/87663035021?pwd=eVNGNmFaZldtWE16RkdFWWkxQTBEUT09>

Please complete and return the Proxy included in the packet to ensure there is a quorum at the meeting. Your proxy may be revoked if you are able to attend the meeting. Please indicate your designated Proxy's name, sign, date and return your proxy by one of the methods listed at the bottom of the proxy. Your proxy must be received prior to the start of the meeting to be counted.

The purpose of the meeting is to review 2021 operations, 2022 budget, elect a member to the Board of Directors and provided required owner education. A meeting packet has been emailed to all owners and may also be downloaded from the website <https://colorado-communities.org/anglers-preserve-hoa>. The proposed annual assessments for 2022 are \$10,278 (\$2,569 per quarter), an increase of 15% to cover increases in the operation expenses of the Association.

There is one Director position for a 3-year term, currently held by Jonathan Seligson, up for election in 2022. If any homeowner is interested in serving on the Board, you may submit your name and a short biography to me via email prior to the meeting or you may nominate yourself at the meeting.

If you have any questions, please contact me at bethj@mwcpaa.com or (970) 926-6060 ext. 111.

Sincerely,

Anglers Preserve Owners Association

Beth Johnston
Secretary for the Meeting



ANGLERS PRESERVE

Anglers Preserve Owners Association

Annual Meeting of the Anglers Preserve Owners Association
February 28, 2022 at 5:00 P.M. (Mountain Time)

The undersigned Member(s) of the Anglers Preserve Owners Association, a Colorado non-profit corporation, hereby appoints

_____, or Jonathan Seligson, President of the Executive Board (if left blank),

to represent me/us at the Annual Meeting of the Members of the Association to be held on February 28, 2022, and any adjournment thereof, and to vote my membership on any matters or resolution which may come before the meeting and take any actions which I/we could personally take if present at the meeting. This proxy shall be void if I/we personally attend the meeting.

Dated: _____
(Please date your Proxy)

Signature of Member(s) as such Member(s) names appear on deed

Print Name(s)

Lot Number and/or Street Address

Received by Association _____ Date & Time By: _____

Your signed proxy must be received by one of the below methods before 5:00 P.M. on February 28, 2022 to be counted. Please allow sufficient time (1 day for email or fax, at least 15 days for USPS) for your proxy to be received based on your preferred method of return.

You may return your signed proxy document via:

Email: bethj@mwcpaa.com

Fax: 970-926-6040

USPS: Anglers Preserve Owners Association
c/o Marchetti & Weaver LLC
28 Second St, Suite 213, Edwards, CO 81632

Administrative & Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136



ANGLERS PRESERVE

NOTICE OF ANNUAL MEETING OF MEMBERS
TO BE HELD FEBRUARY 28, 2022

Notice is hereby given that the annual meeting of the Members of Anglers Preserve Owners Association has been called by the Executive Board of the Association pursuant to Section 3.4 of the Bylaws of the Association. The meeting will be held on February 28, 2022 at 5:00 P.M., MDT, via Zoom meeting, join information below:

Agenda

- 1) Call to Order
 - a) Roll Call and Declaration of Quorum (20% of all votes, 67% for amending Declaration)
 - b) Confirmation of Notice
- 2) Consideration and approval of Minutes
 - a) March 1, 2021
- 3) Financial
 - a) Review of preliminary Financial Statements ending December 31, 2021
 - b) Consideration of 2022 Budget
- 4) Election of Board Members
 - a) Nominations for one 3-year Director term
 - b) Secret ballot to elect Director, if necessary
- 5) Business
 - a) Update from Design Review Committee (Phil Puckett)
 - b) Owner Education (topic to be announced at meeting)
 - c) Other Business
- 6) Adjournment

Executed this 28th day of January, 2022

ANGLERS PRESERVE OWNERS ASSOCIATION, INC.
a Colorado Non-profit Corporation

By: /s/ Jonathan Seligson

Jonathan Seligson, President

To join Zoom Meeting: <https://zoom.us/join> Phone (audio) Only: +1 253 215 8782 US
Meeting ID: 876 6303 5021 Passcode: 271882
<https://us02web.zoom.us/j/87663035021?pwd=eVNGNmFaZldtWE16RkdFWWkxQTBEUT09>

You may download the meeting packet from the website <https://colo-communities.org/anglers-preserve-hoa>.

RECORD OF PROCEEDINGS

**Minutes of the Annual Meeting
Of the Members of
Anglers Preserve Owners Association
March 1, 2021**

A Member Meeting of the Anglers Preserve Owners Association was held at 5:00 p.m. on March 1, 2021, via [electronic Zoom meeting https://zoom.us/join](https://zoom.us/join); Phone Only: US 1 253 215 8782 US, Meeting ID: 825 8428 8610, Passcode: 628208.

Attendance The following members were present and acting:

- Phil Puckett, Lot 1
- Jonathan Seligson, Lot 5
- Debbie & Skip Courtney, Lot 2
- Leslie Vidal, Lot 9
- Rebecca and Ken Gart, Lot 6
- Stacy and Jim Kleckner, Lot 8
- Maria Esteve and Eduardo Lecuona, Lot 7

Also in attendance were:

- Beth Johnston, Marchetti & Weaver LLC, Secretary for the meeting

Call to Order The annual member meeting of the Anglers Preserve Owners Association was called to order by Ms. Johnston on March 1, 2021 at 5:12 p.m. Ms. Johnston called the roll of the properties represented confirming that 7 out of 9 votes were represented thereby establishing a quorum for the meeting as well as for the consideration of the Amendment to the Declaration. Notice of meeting was confirmed by attendance of owners at the meeting.

Minutes Attendees reviewed the minutes included in the meeting packet, and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes of the September 29, 2020 Annual Meeting of the Members.

Amendment to the Declaration

Director Seligson gave background on the Second Amendment to the Declaration explaining that it would prohibit rentals of less than 90 days within Anglers Preserve. There was general discussion on the Amendment. Following discussion, by motion duly made Ken Gart and seconded by Maria Esteve, and all present voting in favor, it was

RESOLVED to approve the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Anglers Preserve regarding section 15.2 prohibiting rentals for a term of less than 90 days. .

RECORD OF PROCEEDINGS

Anglers Preserve Owners Association **March 1, 2021** Annual Meeting Minutes

Financial Statements &

2021 Budget Director Seligson and Ms. Johnston reviewed the Association's preliminary financial statements ending December 31, 2020 and Replacement Reserve which were included in the Annual meeting packet. Ms. Johnston noted that most expenses came in at or under budget for the year. Director Seligson reported on the ice damming issue especially at the end of the cul de sac and said it would be addressed in the spring with the new landscape company.

Ms. Johnston reviewed the 2021 Budget. Ms. Johnston there was an increase to the 2021 assessments to cover increased expenses for backflow prevention device testing and increases to the landscaping expenses. Ms. Johnston explained the budget veto option and hearing no veto, the 2021 budget stood as approved by the Board.

Election of Director

Director Puckett's term expires in 2021. Director Puckett was nominated to serve another term. There being no other nominations, a motion was made and seconded to elect Phil Puckett by acclamation for a 3-year term expiring in 2024.

Owner Education

Ms. Johnston explained the state requirement that Associations provide owner education at least once per year and that the education can be any topic relevant to the Association. The year's education topic was Wildfire Mitigation. Ms. Johnston reviewed several resources specific for wildfire mitigation such as property assessment for wildfire risk and also for general emergency preparedness such as creating an emergency plan and evacuation options in case of emergency. General discussion continued on additional suggestions for fire mitigation including contacting Eagle River Fire Protection District to install a Knox Box to avoid a forced entry into a home. Ms. Johnston confirmed that the resources discussed would be forwarded to owners after the meeting.

Other Business

The owners discussed the procedure for submitting and approving design review applications to the Association. The Board explained that minor projects could be submitted via the application on the website and it was still working on the procedures for major projects as well as discussing appointing a design review committee.

There was also discussion on the spelling of the Association name and the difficulty getting packages delivered by common carrier. Ms. Johnston confirmed the spelling was Anglers Preserve and Anglers Way, without an apostrophe.

RECORD OF PROCEEDINGS

Anglers Preserve Owners Association **March 1, 2021** Annual Meeting Minutes

Adjournment There being no further business to come before the Association, upon motion duly made and seconded it was unanimously

RESOLVED to adjourn the annual members meeting of the Anglers Preserve Owners Association on this 1st day of March 2021 at 5:55 p.m.

Respectfully submitted,
/s/ Beth Johnston
Beth Johnston
Secretary for the Meeting

SUBJECT TO APPROVAL

**Anglers Preserve Owners Association
Balance Sheets
As of the Dates Indicated**

Printed: 01/31/22

Operating Fund	12/31/20	12/31/2021
Current Assets		
First Bank Operating Account	43,807	30,277
Total Cash	<u>43,807</u>	<u>30,277</u>
Accounts Receivable	20,124	23,121
Prepaid Expenses	1,068	1,227
Gate Transmitter Inventory	220	110
Total Assets	<u>65,220</u>	<u>54,735</u> -
Liabilities and Fund Equity		
Current Liabilities		
Accounts Payable	1,371	1,930
Due To (From) Reserve Fund	17,000	3,375 -
Deferred Revenue	16,749	19,746
Prepaid Assessments	3,454	9,525
Member Working Capital Deposits	16,926	17,556
Total	<u>55,500</u>	<u>52,132</u>
Fund Equity		
Operating Fund Balance	9,719	2,603
Total Fund Equity	<u>9,719</u>	<u>2,603</u>
Total Liabilities and Fund Equity	<u>65,220</u> =	<u>54,735</u> =

Replacement Fund	12/31/20	12/31/2021
Current Assets		
First Bank Replacement Reserve	58,571	84,288
Due From (To) Operating Fund	17,000	3,375
Total Assets	<u>75,571</u>	<u>87,663</u>
Liabilities and Fund Equity		
Current Liabilities		
Deferred Reserve Revenue	3,375	3,375
Total Liabilities	<u>3,375</u>	<u>3,375</u>
Fund Equity		
Replacement Reserve Fund Balance	72,196	84,288
Total Fund Equity	<u>72,196</u>	<u>84,288</u>
Total Liabilities and Fund Equity	<u>75,571</u> =	<u>87,663</u> =

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

Anglers Preserve Owners Association
Statement of Revenues, Expenses and Changes in Fund Balance
Actual, Budget and Forecast for the Periods Indicated

Printed: 01/31/22

Operating Fund	Fiscal Yr Ended 12/31/20 <u>Actual</u>	Approved 2021 <u>Budget</u>	Forecast		Preliminary		Variance Favorable (Unfavor)	Approved 2022 <u>Budget</u>	Budget Notes
			Variance Favorable (Unfavor)	2021 <u>Forecast</u>	12 Months Ended 12/31/2021 <u>Actual</u>	12 Months Ended 12/31/2021 <u>Budget</u>			
Revenues									
Operating Fund Assessments per Unit	6,667	7,444			7,444			8,778	
Reserve Fund Assessments per Unit	1,500	1,500			1,500			1,500	
<i>Total Annual Assessments per Unit</i>	<i>8,167</i>	<i>8,944</i>			<i>8,944</i>			<i>10,278</i>	15% increase
Operating Assessment	60,012	67,000	(4)	66,996	66,996	67,000	(4)	79,000	Set to cover expenses
Assessment Transfer to Replacement Res	(3,500)		0	0	0	0	0		
Other Income	20		358	358	358	0	358		
Title Company Statement Fees	100	100	100	200	200	100	100	100	1 home sale per year
Interest Income		0	0	0		0	0	0	
Total Revenues	56,632	67,100	454	67,554	67,554	67,100	454	79,100	
General & Admin Expenses									assume 5% CPI inflation
Accounting Tax Return Prep.	300	350	(565)	915	918	350	(568)	400	
Taxes - Federal State & Local	0	0	0	0	0	0	0	0	
Bank Charge incl Check Stock	698	788	88	700	701	788	87	735	online pay, wire fees
Insurance Expense	988	1,046	42	1,004	1,001	1,046	45	1,084	8% increase
Title Statement Prep	177	100	(250)	350	333	100	(233)	120	offset by Title Statement Revenue
Legal Fees	0	530	0	530	370	530	160	557	
Accounting & Admin (prev Management)	10800	11,160	(284)	11,444	9,934	11,160	1,226	11,520	2022 \$960/mo
Postage & Delivery	0	0	0	0	0	0	0	0	incl in office supplies
Office Supplies	431	436	0	436	429	436	7	458	
Dues, Registration & Website Hosting	43	150	0	150	149	150	1	167	DORA, CO SOS
Total G&A Expenses	13,436	14,560	(969)	15,529	13,835	14,560	726	15,041	
Operations & Maintenance Expenses									
Gate Electricity	540	519	44	475	474	519	45	557	SALY + 5% increase
Gate Maintenance	855	500	(950)	1,450	1,450	500	(950)	723	Picasso Prev Maint
Gate Telecom Comcast	2,087	2,150	(138)	2,288	2,287	2,150	(137)	2,366	Picasso cloud \$768+240, Comcast
General Repairs & Maintenance	1,035	1,066	(750)	1,816	1,785	1,066	(719)	1,907	backflow preventor testing homes
Irrigation System Maintenance	2,670	2,723	(1,265)	3,988	4,012	2,723	(1,289)	4,187	1000 repairs, testing bckfl preventor
Landscape	10,630	18,862	(3,550)	22,412	22,839	18,862	(3,977)	23,533	
Trees Care	1,540	0	(2,258)	2,258	4,775	0	(4,775)	2,371	
Riparian Corridor Maintenance	2,000	2,060	560	1,500	1,500	2,060	560	1,575	annual service
Lights Common and Seasonal	110	1,061	561	500	350	1,061	711	500	exterior lights, holiday lights
Road Maintenance Expense	469	515	515	0	0	515	515	500	allowance for road repairs
Snow Removal	10,955	12,000	0	12,000	11,000	12,000	1,000	12,220	per bid + 1000 hauling
Trash Removal	4,195	4,626	267	4,359	4,349	4,626	277	4,512	\$122/qr/home + 10/mo extra pickup
Water for Irrigation	4,003	4,777	(1,354)	6,131	6,013	4,777	(1,236)	6,867	recommend 12% increase
Contingency		2,000	2,000	0		2,000	2,000	2,000	per Board
Total Operations & Maintenance Exp	41,089	52,859	(6,318)	59,177	60,835	52,859	(7,976)	63,817	
Total Expenditures	54,525	67,419	(7,287)	74,707	74,670	67,419	(7,251)	78,858	
Revenue Over (Under) Expenditures	2,107	(319)	(6,833)	(7,153)	(7,116)	(319)	(6,797)	242	
Beginning Fund Balance	7,612	7,885	1,834	9,719	9,719	7,885	1,834	2,567	
Ending Fund Balance	9,719	7,566	(4,999)	2,567	2,603	7,566	(4,963)	2,808	

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

Replacement Fund	Fiscal Yr Ended 12/31/20 <u>Actual</u>	Approved 2021 <u>Budget</u>	Forecast		Preliminary		Variance Favorable (Unfavor)	Approved 2022	
			Variance Favorable (Unfavor)	2021 <u>Forecast</u>	12 Months Ended 12/31/2021 <u>Actual</u>	12 Months Ended 12/31/2021 <u>Budget</u>			
Revenues									
Replacement Reserve Assessment	13,500	13,500	0	13,500	13,500	13,500	0	13,500	per replacement reserve LRFP
Transfer from Operating to Replacement	3,500		0	0	0	0	0	0	
Road Impact/Road Cut Fee			0	0			0	0	
Interest Income - Reserve	15	11	0	11	10	11	(0)	12	
Total Revenues	17,015	13,511	0	13,511	13,510	13,511	(0)	13,512	
Expenditures									
Common Area Repairs		0	0	0	0	0	0	0	
Driveway Repair		0	0	0	0	0	0	0	
Landscape & Irrigation Repair		0	(1,418)	1,418	1,418	0	(1,418)	0	
Entry Gate Repair		0	0	0	0	0	0	0	
Perimeter Fence Repair & Replacement		0	0	0		0	0	0	
Road Paving & Repairs		0	0	0	0	0	0	0	
Seasonal / Holiday Lights at Entrance		0	0	0		0	0	0	
Total Expenditures	0	0	(1,418)	1,418	1,418	0	(1,418)	0	
Revenue Over (Under) Expenditures	17,015	13,511	(1,418)	12,093	12,092	13,511	(1,419)	13,512	
Beginning Fund Balance	55,182	72,196	0	72,196	72,196	72,196	0	84,289	
Ending Fund Balance	72,196	85,707	(1,417)	84,289	84,288	85,707	(1,418)	97,801	

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.



Anglers Preserve Owners Association

January 31, 2022

Re: Call for nominations for Board of Directors

Dear Anglers Preserve Owners,

The 2022 Anglers Preserve Owners Association annual member meeting will be held February 28, 2022 starting at 5:00 P.M via electronic meeting. During the meeting, one Director position will be up for election for a three-year term. Director Seligson, whose seat is expiring, has expressed interest in serving another term

If you are interested in serving on the Board of Directors for the Anglers Preserve Association, please send your nomination intent and, if desired, a short biography or resume no later than February 21 to Beth Johnston to be distributed to owners prior to the annual meeting. You may submit your nomination via email, fax, USPS mail or in person to the contact information listed below. You may also nominate yourself at the meeting.

If there are more nominations than Board seats available, a secret ballot election will be held during the Annual meeting. If you have any questions, please contact any of the current Board members or Beth Johnston.

Sincerely,

Board of Directors, Anglers Preserve Owners Association

Jonathan Seligson

Skip Courtney

Phil Puckett

Sent on behalf of the Anglers Preserve Board of Directors by
Beth Johnston, account manager

Email: bethj@mwcpaa.com

Phone: 970-926-6060 ext. 111

USPS: Anglers Preserve Owners Association

c/o Marchetti & Weaver, 28 Second St, Suite 213, Edwards CO 81632