

**PROVENCE TOWNHOUSE
HOMEOWNERS ASSOCIATION
ANNUAL MEETING / BUDGET RATIFICATION
MEETING MINUTES
NOVEMBER 1, 2010**

The annual meeting of the Provence Townhouse Homeowner's Association was held at the Double Tree Hotel, in Aurora, Colorado on November 1, 2010.

The meeting was called to order by Dieter Reitzig, president of the Board of Directors. Dieter Reitzig presided over the meeting in accordance with the provisions of the bylaws of the Association.

ROLL CALL/ESTABLISH A QUORUM

The following community members were present in person or by proxy (see sign-in sheet) and a quorum was established. The proxies presented were ordered to be filed with the Association's manager, Alec Hrynevich, Community Management Specialists, Inc.

NOVEMBER 5, 2009 ANNUAL MEETING MINUTES

On a motion duly made and seconded to waive the reading of the NOVEMBER 5, 2009 Annual meeting minutes. A motion was made and seconded to approve the minutes.

REPORTS OF OFFICERS

Dieter Reitzig welcomed and thanked homeowners for attending the annual meeting. Dieter Reitzig introduced the Board and presented a report of the past year's accomplishments including street repair project.

Donna stated that it had been a quiet year for requests from homeowners, with several people putting in new windows.

FINANCIAL REPORT

Mr. Hrynevich presented the association's budget to the homeowners. The proposed 2011 budget was approved.

BOARD ELECTIONS

There were two volunteers for the open position of the Board of Directors. Ron Smookler and Dieter Reitzig were elected to serve another 3 year term on the Board of Directors by acclimation.

OPEN FORUM

Homeowners thanked Board of Directors for performing their duties and taking care of the homeowners association.

ADJOURNMENT

There being no further business, Dieter Reitzig made a motion and was seconded by Ron Smookler to adjourn the 2009 annual meeting.