

PROVENCE TOWNHOUSE ASSOCIATION, INC.
ANNUAL MEETING MINUTES
NOVEMBER 14, 2012

Call to order:

The meeting was called to order at 6:40 pm by Steve Parker, Board President. The meeting was held at the Double Tree Hotel, in Aurora, Colorado. Present were Steve Parker, Ron Smookler, as well as Ricardo Lases, from Weststar Management.

Establish Meeting Quorum:

The proof of the mailing of the notice of this Annual Meeting was included in the handout.

Thirty Six (36) homeowners were present either in person or by proxy; a quorum was established per the Association's legal documents.

Approval of 2011 Annual Meeting Minutes:

The Annual Meeting Minutes of 2011 were reviewed. Lee Engelbart made motion to approve the 2011 annual minutes. Ron Smookler seconded. Motion carried unanimously.

Election of Directors:

Steve Parker was nominated, however he declined the nomination.

The ballot included 4 homeowners:

Sandie Spurlock
Barbara Galbreath
Eric Holgerson
Michael DeSciuse

Eric Mohr made a motion to close the nominations, Diana Moon seconded. With no other nominations from the floor all five volunteers were elected.

President's Annual Report:

Steve Parker reported that different committees have been created and homeowners are encouraged to become part of any of them.

The 2013 Budget does not call for an increase. Steve Parker reported that the insurance has been impacted with a 40% increase.

Budget Ratification – Review and Acceptance:

The budget was reviewed by the Board and all other homeowners present. Eric Mohr made a motion to ratify the budget as presented by the board. Howie Mansell seconded. Motion carried unanimously.

Adjournment:

There being no further business to come before those present, a motion was made to adjourn. The motion was seconded and passed. The meeting was adjourned at 7:49 pm.