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# RECORD OF PROCEEDINGS

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**Minutes of the Meeting  
Of the Board of Directors  
Chatfield Corners Owners Associations, Inc.  
August 1, 2016**

A Meeting of the Board of Directors of Chatfield Corners Owners Association, Inc. was held August 1, 2016 at the Gypsum Creekside Clubhouse and Grill, 530 Cotton Ranch Drive, Gypsum, Eagle County, Colorado, in accordance with State regulations.

**Attendance**                   The following Directors were present and acting:

- Grant Murphy
- Sherri Wilde-Sisneros

The following Directors were absent:

- David Barton
- Darren Zunno

Also in attendance were:

- Joe Schwan, owner
- Mike Woods, owner
- Chris Huffman, owner
- Ken Marchetti, Marchetti & Weaver, LLC.
- Beth Johnston, Marchetti & Weaver, LLC.

**Call to Order**                   The special Meeting of the Board of Directors of the Chatfield Corners Owners Association, Inc. was called to order by Director Murphy on August 1, 2016; at 6:05 p.m. noting there was no quorum.

**Metro District Assumption  
of Owners Association duties**

Mr. Marchetti presented a general history of Colorado Metropolitan districts and subsequent changes to their allowable duties in recent years. He continued by listing several disadvantages and advantages of the Chatfield Corners Metropolitan District assuming design review and covenant enforcement functions currently performed by the Chatfield Corners Owners Association as outlined on the letter to the Boards that was included in the Board packet. Mr. Marchetti then reviewed the steps necessary to start the consolidation as detailed in the memorandum submitted by McGeady Becher. Mr. Marchetti explained that if the Metro District were to assume the Owner's Association functions, the Owner's Association would effectively become inactive without need for Board meetings, budget, bank account, or Annual meeting; however, the Owners Association would still be in existence and could be reactivated at any time if needed. Several questions from the Board were addressed by Mr. Marchetti and Ms. Johnston. After further discussion and consideration, the Board directed Mr. Marchetti to move forward with the agreement with the Metropolitan District to consolidate the functions.

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Chatfield Corners Owners Association, Inc. August 1, 2016 Directors Meeting Minutes

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### **Adjournment**

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

**RESOLVED** to adjourn the meeting of the Chatfield Corners Owners Association, Inc. Board of Directors meeting this 1<sup>st</sup> day of August, 2016.

Respectfully submitted,

Beth Johnston  
Secretary for the Meeting