
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Board of Directors
Chatfield Corners Owners Associations, Inc.
October 27, 2015**

A Meeting of the Board of Directors of Chatfield Corners Owners Association, Inc. was held October 27, 2015 at the Gypsum Creek 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
- David Barton
- Janet Hester

Also in attendance were:

- Ken Marchetti, Marchetti & Weaver, LLC.
- Debbie Braucht, Marchetti & Weaver, LLC.
- Nicole Hetzer, Marchetti & Weaver, LLC

Call to Order The Regular Meeting of the Board of Directors of the Chatfield Corners Owners Association, Inc. was called to order by Director Murphy on October 27, 2015; at 5:15 p.m. noting a quorum was present.

Minutes The Board reviewed the December 4, 2014 Annual Member Meeting minutes and the October 28, 2014 Executive Board meeting minutes. After discussion by motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the December 4, 2014 Annual Member Meeting as presented which are to be included for approval by a quorum of the property owners at the December 3, 2015 Annual Member Meeting.

THE BOARD FURTHER RESOLVED to approve the October 28, 2014 Executive Board meeting minutes as presented.

2016 Meeting Calendar

The Board reviewed the draft meeting calendar for 2016. The calendar calls for two (2) meetings in 2016; the Directors meeting on October 25, 2016 and the Annual Members Meeting on December 1, 2016. Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve the 2016 meeting calendar as presented.

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Covenant Enforcement

Jill Baron, the covenant enforcement officer for Chatfield Corners, provided the Board with a summary report for 2015. The report was reviewed by the Board without any questions.

Marchetti & Weaver, LLC Engagement Letter

Ms. Braucht reviewed the proposed engagement letter and presented the memo detailing the changes. New guidelines adopted by the American Institute of Certified Public Accountants (AICPA) better reflect the services Marchetti & Weaver are providing to the District. Mr. Marchetti's memo wanted to make clear that no services have changed, only AICPA guidelines, but a new engagement letter outlining these services is required. Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve the Marchetti & Weaver, LLC engagement letter as presented.

Board Vacancy

Mr. Marchetti asked the current Board members think of potential candidates and recruit them to attend the December 3rd annual meeting. It was noted that Director Hester will be up for election this year.

Financials & 2016 Budget

Mr. Marchetti reviewed the September 30, 2015 financial statements with the Board. Overall the Association is in good financial condition with reserves for operations and legal if needed. After discussion and upon review and by motion duly made and seconded it was unanimously

RESOLVED to adopt the 2016 budget as presented

THE BOARD FURTHER RESOLVED to raise the 2016 dues by \$10 per unit, which puts the annual dues at \$110 per unit.

Accounts Receivable

The Board reviewed the Accounts Receivable Aging report and discussed collection efforts. Mr. Marchetti stated that we will review the liens that are currently filed for Chatfield homeowners to confirm the statute of limitations on the liens.

Accounts Payable

Upon review of the accounts payable list and by motion duly made and seconded it was unanimously

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RESOLVED to approve and ratify the accounts payable as presented.

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 27th day of October 2015.

Respectfully submitted,

Secretary for the Meeting

**FORMAL CALL AND NOTICE OF MEETING WAIVED; MINUTES APPROVED:
On Behalf of Chatfield Corners Owners Association**
