

CANYON CREEK HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES

FEBRUARY 13, 2014

PROOF OF NOTICE OF MEETING

Accurate Voting Services, the Association's Inspector of Election stated the Annual Meeting notices and ballots were mailed to the 128 owners of record, which consisted of 128 envelopes containing said notices being deposited in a U.S. Post Office for delivery by first class mail.

ANNOUNCEMENT OF QUORUM

The inspector of elections reported that a quorum had been established with over 52% owners of the 128 owners of record represented either in person or by proxy.

CALL TO ORDER

President Shelley Armstrong called the meeting to order at 7:07 p.m.

INTRODUCTION OF CURRENT BOARD MEMBERS

The current Board of Directors was introduced as well as the Management Representative, Joshua Scott, of Total Property Management.

READING OF PRIOR YEAR'S ANNUAL MEETING MINUTES

The minutes of the March 11, 2013 Annual meeting were read and approved.

INTRODUCTION OF CANDIDATES AND ADDITIONAL NOMINATIONS

The slate of candidates was announced and the floor was opened for nominations. The candidacy slate consists of the following persons:

Shelley Armstrong (incumbent)
Gary Brenkman (incumbent)
Donald Flick (incumbent)
Dave Melvold (incumbent)

There being no nominations from the floor, A MOTION WAS MADE, SECONDED AND UNANIMOUSLY PASSED to close the floor to nominations.

VOTING PROCEDURES

Management explained that cumulative voting procedures would be used whereby each unit owner may cast the number of votes equal to the positions open, which would be five (5) per unit. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY PASSED to close registration.

RESULTS OF ELECTION

The new Board of Directors for Canyon Creek Homeowner Association is as follows:

- Shelley Armstrong
- Gary Brenkman
- Don Flick
- David Melvold

There were two (2) write-in candidates on the ballots consisting of Larry Kroll (incumbent) and William Von Blasingame. Neither homeowner was present to accept the appointment to the Board of Directors. Being that there is one (1) vacant position on the Board of Directors, Management will contact both homeowners to see if either are interested in serving on the Board.

RESULTS OF ELECTION

To comply with the IRS Revenue Ruling 70-604, if the Association has a surplus of funds at the budget year-end, the membership is required to vote to apply any excess funds to next year's assessment to reduce potential tax liabilities.

The result of this vote was **for** the application of any excess fund to next year's assessments to reduce potential tax liabilities.

ADJOURNMENT

There being no further business to come before the membership, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY PASSED to adjourn the meeting. The annual meeting was adjourned at 7:22 P.M.

ATTEST:

David J. Melvold

Signature

3/10/15
Date