

# TALLMAN OWNERS' ASSOCIATION, INC.

## 2022 ANNUAL MEETING MINUTES

November 1, 2022

### SUBJECT TO MEMBER APPROVAL CALL TO ORDER

The meeting was called to order at 6:32 p.m. Board members in attendance were Steve Ihme. In attendance from MSI, LLC were Meghan Blanchette and Donna LaWall.

### ROLL CALL

Quorum for the Annual Meeting per the legal documents is 25% of 50 lots or 13 lots represented either in person or by proxy. Quorum was established as there were 18 lots in attendance.

### INTRODUCTIONS

The Board and the Community Managers introduced themselves.

### PURPOSE OF MEETING

The purpose of the meeting is to hold the Annual meeting per the legal documents and Colorado law.

### PROOF OF NOTICE

The Community Manager displayed the Notice and advised attendees the notice was mailed pursuant to the Association's legal documents.

### APPROVAL OF PREVIOUS MINUTES

The Minutes from the December 16, 2021 Annual and Budget Ratification meetings were approved unanimously.

### NEW BUSINESS

- Item: Election of One Board Member
  - Discussion: There was one position up for election on the Board of Directors. Steve Ihme mentioned that he would like to rerun for this position. Tim Langwell also submitted a questionnaire with his intention to run and then the floor was opened to nominations. Adam Paschal nominated himself for the position as well. The floor was closed to nominations. Steve Ihme then withdrew from the running to give other new owners a chance at the Board seat. With there being two (2) candidates running for one (1) position, MSI stated that this would now go to mail

in ballot to be voted on by the members and that a winner would be announced at the commencement of the voting. MSI will notify all owners of the winner.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 7:11 p.m.

### **GENERAL DISCUSSION**

- What is the need for the reserves and how is the amount established?
- When is the monument expected to have power?
- Speeding in the Community
- Apiaries – new vote needed
- Update on trails and Path system through the community. Forecasted to be complete spring of 2023
- Housing development on open farmland to the east, not owned or a part of Tallman Owners, set to have cluster housing built. Community agreed to post information on website and petition community for support to pause builder in moving forward.