

**Water Dance Master
Homeowners Association
Annual Meeting
Minutes
December 19, 2022**

Call to Order/Roll Call/Certification of Proxies/Determination of Quorum

The annual meeting of the Water Dance Master Homeowners Association was called to order by manager Mike Reed at 3:11 p.m. on December 19, 2022 at the offices of Reed Property Management in Dillon, CO, and also via Teleconference.

Appearing in person were Board members Rich James (WC578 Water Dance Dr), Charles Williams (WC510 Wooden Canoe Lane) and, Donna Leavitt (WD495A).

Five (5) people appeared via teleconference; Thomas Manteuffel; Renata Bauman; Dennis Clauer; David Hodges; and Jared Klima. There were thirteen (13) certified proxies. Four from Water Dance; Craig Anderson; Mark Bishop; Matt Fatheree; Cynthia Derdeyn; and nine from Wooden Canoe; John Broker; Tod Hunt; Jim Hafemeister; Kathleen Gamblin; Terry Reed; Tom Emmick; Tim Stewart; William Mathews; and Kathryn Emmett.

As 21 owners were represented there was a quorum.

Approval of Previous Meeting Minutes

Upon motion, duly seconded, the minutes of the previous annual meeting of October 8, 2021 were unanimously approved.

Financial Review

Mike reviewed the financial reports as of November 30, 2022. The total balance in the accounts is \$17,978. Mike explained how these accounts are funded by the two HOAs.

2022 Budget Performance

Mike reviewed the expenses spent on behalf of the Master Association this year. He also explained how the costs came together for the entryway project. The performance report shows the 2022 budget is underspent by \$4,904.

There was a question raised about the landscaping at the end of Water Dance Court. It was explained that this paid for by the Water Dance HOA pursuant to a cost sharing between the two associations. It was explained that this Board has finalized a new agreement which will make all the common element areas the responsibility of the Master Association. The exceptions are: road maintenance including plowing; painting; and, the dumpsters.

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Proposed 2023 Budget

Mike reviewed the proposed budget for 2023 which reflects the new cost sharing agreement. The total expenses for the year are projected to be \$67,860 which will be split per the previous 59% Wooden Canoe, 41% Water Dance arrangement. Donna said she believes this new arrangement will be more efficient and fairer.

Repairs and Maintenance

Mike noted that, except for roads, painting and dumpsters, the Master Board is now responsible for decisions on repair and maintenance of the common elements.

Ongoing Sign Project

Mike said there may be a few small things that need to be done to complete the project. The spring watering is included in the cost of the landscaping.

He noted that the Board is discussing updating all of the light poles, traffic and street signs to tie in with the entryway project. Donna noted that some of the posts holding signs and hanging baskets are rotting.

Holiday Lights

The holiday lights have now been on the trees for a few years. They will be inspected in the Spring to see if they need to be replaced or repaired.

New Business

An owner expressed concern about the Water Dance dumpster overflowing with construction material. He was directed to contact Buffalo Mountain Management.

Proposed Amendment to Water Dance Master Bylaws

The current bylaws of the Master Association state that two directors should be appointed from one association and one from the other. These directors are appointed by the Board of each association. As an informational item the owners were informed that at the Board meeting of the Master Association which immediately follows this meeting, the Board is going to amend the bylaws to provide for two directors from each association. Any proposal will require three votes to pass.

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Election of Board Members

Charles' term is expiring. The Board members for the Master Association are appointed by the Boards of each Project Association.

Adjournment

Upon motion, duly seconded, and unanimously approved the meeting was adjourned at 4:10 p.m.