

**ANNUAL MEETING
December 3, 2018**

MINUTES

I. DATE AND TIME

The Lost Creek Farm Homeowners Association Annual Meeting was held on Monday, December 3, 2018 at 10:00 AM at McStain, 7100 N Broadway, 5-H, Denver, CO 80221.

II. CALL TO ORDER/ESTABLISHMENT OF QUORUM

The meeting was called to order at 9:58 AM

Directors present: David Ware and Brian Greenman (Pat Murphy – excused). Quorum established.

Also present: Teleos Manager, Mary Gibbons

III. APPROVAL OF MINUTES – August 20, 2018 Board Meeting

Director Ware noted an incorrect date in Section VIII regarding Design Guidelines which should read September 18, 2017. Upon motion duly made by Director Ware, seconded by Director Greenman, the August 20, 2018 Board meeting minutes, as amended, were unanimously approved.

IV. NEW BUSINESS

Ratification of 2019 Budget

Following discussion, upon a motion duly made by Director Ware, seconded by Director Greenman, the 2019 Budget was unanimously ratified.

EDI Contract The EDI Snow Plowing Services Agreement with a 2" trigger depth was executed by Director Ware.

Landscaping Walk/Acceptance

- Manager will schedule a landscape walk with Director Murphy, David Spahr and AJI and will prepare a list of items that need attention or completion. At that time, the one-year warranty will begin.
- Manager will schedule a meeting in early April 2019 with AJI and EDI to activate the irrigation system and assure communication between the two companies is in place as to irrigation requirements and setting of clocks.

Republic Services Trash Contract

Director Ware executed the Republic Services trash contract for 2019.

V. OTHER BUSINESS

Design Review Committee members are David Spahr and Rick Lambert. Shawn Weiman's vacancy due to his resignation from McStain will not be filled at this time.



Board agreed to the creation of a Lost Creek Farm HOA website which will include Metro District information and documents. Website will be active no later than January 15, 2019.

Board meeting scheduled for Monday, June 17, 2019 at 6:00 PM at the model home located at 925 Delechant Drive.

Annual Meeting scheduled for Monday, December 9, 2019 at 6:00 PM at the model home.

VI. ADJOURNMENT

There being no further business to come before the Owners at this time, the meeting was adjourned 11:04 AM.

Respectfully submitted,
By:  _____
President
By:  _____
Manager