

**STANTON FARMS TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNER MEETING MINUTES**

December 9, 2014

7:00 pm

Lilley Gulch Recreation Center

Board members present:

President - Gerald (Jerry) Garfield
Vice President- Susan Sands
Secretary/Treasurer- Sherry McManus

General Counsel- Candyce Cavanaugh, Orten Cavanaugh Holmes
CPA- Michelle Giometti
LCM – Marla LaFore CMCA

Call to Order

The meeting was called to order at 7:10pm.

Introductions

The Board of Directors introduced themselves to all in attendance as did Candace Cavanaugh, Michelle Giometti and Marla LaFore.

Proof of Notice

Marla LaFore presented the Proof of Notice that was mailed to all owners.

Quorum

With 39 homeowners present at the meeting and 103 present by proxy, the quorum of at least 48 homeowners was met.

Approval of Minutes

2014 Annual Meeting Minutes were approved as written.

Election of Officers

There was one Board position open.

Charla Newcomb volunteered to run for the Board. There were no other nominees. By acclamation Charla Newcomb was elected to the Board for a 3 year term.

Annual Audit

Michelle Giometti explained what is involved when she performs the annual audit for Stanton Farms Townhomes.

Updating Articles, By-Laws and Covenants

After some discussion, 2 homeowners submitted their directed proxies to vote to approve the updated documents.

No other directed proxies were submitted.

Financials, Budget and Annual Report

2014 Financials were reviewed and the 2015 budget which was mailed to all homeowners was open for discussion.

2014 Annual Report was handed out and will be mailed to all homeowners.

Homeowner Forum

A homeowner discussed Stanton Farms Townhomes fees vs those in other communities.
Another homeowner asked when work in her Cul de Sac would be completed.

Adjournment

With no further business to discuss the meeting was adjourned at 8:45 pm.