

HOMEOWNERS ASSOCIATION AT
HIGHLANDS RANCH GOLF CLUB
www.hrgchoa.com

Special Membership Meeting Minutes
Wednesday, February 3, 2010
Westridge Recreation Center
9650 S Foothills Canyon Blvd
Highlands Ranch, CO 80129

The membership of the Homeowners Association at Highlands Ranch Golf Club, Inc. was called to order at 6:40pm by Lee Poelma, Acting President.

Present: Lee Poelma, Carolyn Bauer, Robert Jones, Tricia Houston
Others: Diane Ball and Ken Joseph from HRCA, Suzanne Leff, HRGCA Attorney,
Keith Gantenbein Jr., Attorney and election monitor / certifier
42 HRGCA Members were present

A. CALL TO ORDER

A quorum of 25% of eligible votes in person or via proxy vote is required which is 153 out of a possible 612 votes which may be cast. A total of 228 votes either in person or via proxy were validated which established quorum. The proof of notice was established.

B. STATEMENT OF PURPOSE OF MEETING

The Board of Directors called this Special Meeting of Members for the purpose of electing three Directors, two of whom shall serve two-year terms expiring in November 2011, and one of whom shall complete a term expiring in November 2010.

C. OVERVIEW OF PROCEDURES FOR MEETING

Suzanne Leff briefly explained the background leading up to this special election. Election to replace the expiring two-year terms of Lee Poelma and Carolyn Bauer should have occurred in November 2009. Two new Board members will replace them, with terms expiring November 2011. One new Board member will complete the term of Rick Dinsmore, who resigned, expiring November 2010.

Suzanne explained the 612 total potential votes as: 107 from Turnbury/Birkdale; 73 from Creekside; 423 from Single Family Homes. She explained the ballots and proxy process. She explained cumulative voting and it was established that no one intended to do cumulative voting.

Suzanne explained that the three candidates with the most votes would win the three HRGCA Board positions. She also introduced Attorney Keith Gantenbein Jr., and explained that he was present to independently monitor, review and certify the election.

D. INTRODUCTION AND STATEMENTS FROM HRGCA BOD CANDIDATES

These candidates introduced themselves and made statements regarding their desire to be HRGCA Board members: Gail Burton, Darek T Bruzgo and Mary Hansen.

In addition, one homeowner introduced Eva Milko (2841 Rockbridge Drive) (absent) as a candidate.

E. NOMINATION OF HRGCA BOD CANDIDATES

Mike McKesson made the motion to nominate Don Monahan and Bill Peterson seconded the motion. Don Monahan introduced himself and made statements regarding his desire to be a HRGCA Board member.

F. HOMEOWNER FORUM

- Aldis Sides expressed satisfaction at seeing such interest at a member meeting and hoped participation at quarterly meetings would stay high. She discussed the Turnbury/Birkdale voting representative status in HRGCA and explained the setup was created by Shea Homes and delineated in our Declarations.
- Jennifer Moody requested people submit items for the Silent Action at Northridge Elementary by March 6, 2010. The silent action raises money for Northridge Elementary.
- Melody Henson, the chairperson of the Grounds Committee, solicited Grounds Committee members.

G. REQUEST FOR VOLUNTEERS TO ASSIST IN VOTE COUNTING

These homeowners volunteered to help count votes: Jeff Suntkin and Katie Zulanans.

H. ELECTION FOR AVAILABLE HRGCA BOD POSITIONS

Proxies and ballots were verified and then distributed. Homeowners used ballots to vote for three candidates and submitted proxies and ballots. Volunteers, HRCA representatives, and Attorney Keith Gantenbein Jr., took the proxies and ballots to a separate room and reviewed and certified the election.

I. HOMEOWNER FORUM- PART 2

While election results were being tallied, there was a considerable amount of discussion. Each homeowner introduced themselves. In addition, Lee Lindhart suggested the community thank Donna Kalahar for her past / continuing service to the community, particularly on the Grounds Committee. The homeowners heartily agreed to the suggestion and requested the Board to follow through on the suggestion.

J. ANNOUNCEMENT OF ELECTION RESULTS

Election Results were announced and the three new HRGCA Board members are Darek Bruzgo, Gail Burton and Don Monahan. The Board members agreed to meet for a few minutes after the meeting was adjourned to verify the next Board meeting date and time.

K. ADJOURNMENT

A motion was made by Carolyn Bauer and seconded by Lee Poelma to adjourn the meeting at 9:00 pm. The motion carried.

Next Scheduled HRGCA BOD Meeting

The next scheduled meeting of the BOD is Tuesday, February 9, 2010 at 6:30pm at the Westridge Recreation Center. The 2010 schedule for HRGCA BOD Quarterly Meetings are held on Wednesdays as follows:

- 02/10/10, 05/12/10, 08/11/10, 11/10/10

Respectfully submitted,

Carolyn Bauer, Secretary