

**MINUTES OF THE  
METZLER RANCH FILING NO. 1 HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 14, 2020**

**MEETING CALLED TO ORDER:**

The meeting was called to order at 2:02 p.m. The meeting was held via Zoom telephone conference call.

**ROLL CALL:**

Board of Directors present were Korytkowski, Callery, Perez, and Johnson. Also present was James Fletcher, with PCMS.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST:**

It was noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**RECORD OF PROCEEDINGS:**

The first item of business was the review and approval of the October 8, 2019 meeting minutes. Upon review, a motion was made, seconded and with no public comment unanimously passed to approve the meeting minutes of October 8, 2019 as presented.

**FINANCIAL REVIEW:**

The unaudited financial reports through May 31, 2020 were presented for review. Upon final discussion, motion was made, seconded and with no public comment unanimously passed to approve the May 31, 2020 financials and delinquency reports.

**UNFINISHED BUSINESS:**

Mr. Fletcher presented proposals for the staining of the gazebo in Tract B to the Board for review. After discussion, a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Certa Pro Painters.

**NEW BUSINESS:**

The Board was provided with two bios that were received from the enews solicitation for a replacement Board member to fill an unexpired term of John Bryant. After review, a motion was made, seconded and with no public comment unanimously approve the appointment of Tom Harrison to the unexpired term.

The Board was provided with a few emails from owners. The first was regarding the little library and a thank you for installing. The seconded was a request for a community garden, after review a motion was made, seconded and with no public comment unanimously passed to deny the request for a community garden.

**ADJOURNMENT:**

There being no further business to come before the Board the meeting was adjourned at 3:11 p.m. The next meeting will be held on October 13, 2020 at 7:00p.m. and will be held at the Phillip Miller Library.

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IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of  
Directors.