

**MINUTES OF THE
METZLER RANCH FILING NO. 1 HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 9, 2018**

MEETING CALLED TO ORDER:

The meeting was called to order at 7:07 p.m. The meeting was held at the Phillip Miller Library at 100 Wilcox, Castle Rock.

ROLL CALL:

Board of Directors present were Korytkowski, Bryant, Callery, Johns and Garcia. Also present was James Fletcher, with PCMS.

HOMEOWNER OPEN FORUM:

There were two owners in attendance. They came to discuss a few outstanding covenant violations near their homes.

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.

MEETING MINUTES:

The first item of business was the review and approval of the July 17, 2018 meeting minutes. Upon review, a motion was made, seconded and with no public comment unanimously passed to approve the meeting minutes of July 17, 2018 with one change, the location of the meeting.

FINANCIAL REVIEW:

The unaudited financial reports through August 31, 2018 were presented for review from Western States Properties. Upon final discussion, motion was made, seconded and with no public comment unanimously passed to approve the August 31, 2018 financials and delinquency reports.

COMMITTEE REPORTS:

There was not a formal report for the month.

MANAGEMENT REPORT:

Mr. Fletcher updated the Board on the management transition. At this time, everything is moving forward smoothly.

NEW BUSINESS:

The Board was provided with the proposed 2019 budget. After review and discussion a motion was made, seconded and with no public comment unanimously passed to approve the 2019 budget as presented.

ADJOURNMENT:

There being no further business to come before the Board the meeting was adjourned at 8:04 p.m. The next meeting will be the Annual Meeting held on January 8, 2019 at 5:00p.m. and will be held at the Phillip Miller Library.

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

METZLER RANCH FILING NO.1 HOMEOWNERS ASSOCIATION

By _____
Secretary/Authorized Agent