

**MINUTES OF THE  
METZLER RANCH FILING NO. 1 HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 11, 2022**

**MEETING CALLED TO ORDER:**

The meeting was called to order at 6:01 p.m. The meeting was held at the Phillip Miller Library.

**ROLL CALL:**

Board of Directors present were Korytkowski, 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 July 12, 2022 meeting minutes. Upon review, a motion was made, seconded and with no public comment unanimously passed to approve the meeting minutes of July 12, 2022 as presented.

**FINANCIAL REVIEW:**

The unaudited financial reports through August 31, 2022 were presented for review. Upon final discussion, motion was made, seconded and with no public comment unanimously passed to approve the August 31, 2022 financials and delinquency reports.

**COMMITTEE REPORTS:**

The Board was in receipt of the resignation letter from Jan Korytowski from the Design Review Committee. After discussion, motion was made, seconded and with no public comment unanimously passed to accept her resignation.

Committee member Jacquie Perez prepared a charter for the Design Review Committee Chair, the Board is looking for a member to replace former chair Jan Korytowski.

The Board was presented with an updated form for design review, the new form has an addition related to painting proposed color samples on the home. After review, a motion was made, seconded and with no public comment unanimously to approve the new form.

The Association solicited for volunteers for the Design Review Committee, at this time no appointments were made by the Board.

**MANAGEMENT REPORT:**

The Board was provided with the covenant log dating from July 8, 2022 through October 7, 2022. It was also noted for the minutes that the Board approved the revised policies related to HB 22-1137 as provided from the Association's attorney, Rich Johnston.

**NEW BUSINESS:**

The Board invited potential candidates from the Associations solicitation for the unexpired Board of Directors position, only one was in attendance, Mr. Jason Smith. The Board will make another attempt to invite the candidates to a future meeting.

**NEW BUSINESS CONTINUED:**

From their informational packet the Board was provided with proposals for the jetting and scope of the under drain system. After discussion, this matter was tabled until the April 2023 meeting.

The Board went on to reviewed the proposed 2023 budget, as prepared by management. After a discussion, motion was made, seconded and with no public comment unanimously passed to approve the 2023 budget as presented, that provides for an increase in assessments and present said budget to the membership for consideration of ratification.

**ADJOURNMENT:**

There being no further business to come before the Board the meeting was adjourned at 7:11 p.m. The next meeting will be the Annual Meeting held on January 10, 2023 at 6:00 p.m. at the Philip Miller Library.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors.  
METZLER RANCH FILING NO.1 HOMEOWNERS ASSOCIATION