**Turkey Ridge Ranch Property Owners Association, Inc.**

**Meeting Minutes**

**2-7-16**

**Call to Order**

Tim Reed, President welcomed and called the meeting to order at ­­­­­­­­­­­­2:00 p.m. The meeting was held as scheduled February 7, 2016 at the Spanish Peaks Public Library, 415 Walsen Avenue, Walsenburg, CO 81089.

Board members present: Tim Reed, President, Robert Mathews, 1st Vice President and David Roden, Treasurer

**Roll Call/Proof of Quorum**

The Bylaws of Turkey Ridge Ranch Property Owners Association normally require the presence, in person or by proxy, of at least 20% of the members of the Association (47 owners, with each lot having just one vote) to establish a quorum for the transaction of business at an owners meeting.

Owners representing 9 lots: Ruth Ann Houghten-Lots 160 & 105, Robert Mathews-Lots 3 & 57, Tim and Robin Reed-Lots 10, 110, 111 & 102A and David & Beckie Roden-Lot 60 were present in person and 4 owners rejecting the budget: Robert Golden-Lot 71, Richard & Marilyn Barry-Lot 152, Roy & Roxann Seyfang-Lots 157 & 191 were represented by proxy/letters. Therefore, 13 owners were present in person or by proxy.

**Ratification of the 2016 Budget**

The 2016 budget was sent to all owners in advance of the meeting in accordance with the Association’s governing documents.

Tim Reed read the following- Under Article 8, Section 8.6 of the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Turkey Ridge Ranch state that, for purposes of a budget ratification meeting such as this, a quorum is **not** required. That section states that unless a majority of ALL owners (including those not present at the meeting which is 118 lots) reject the budget at the meeting, the budget is deemed ratified, whether or not a quorum is present. Because only 12 of the owners are present, either in person or by proxy, the budget cannot be rejected by a majority of ALL of the owners, therefore the budget is deemed ratified and no vote is necessary.

**Owner Forum**

Owners present were given a 3 minute comment period to make comments or ask questions.

Ruth Ann Houghton-Lots 160 & 105 volunteered to bake for next members meeting.

**Adjournment**

The meeting is was adjourned at 2:10 p.m.