

# MONTAINE

## VISTA AT MONTAINE COMMUNITY ASSOCIATION ANNUAL MEETING

January 30, 2024

Virtual Meeting via Microsoft Teams  
4:00 p.m.

### MINUTES

#### ATTENDANCE

Board Members	Membership
Denise Hogenes	See Exhibit A
Chris Osler	<b>Management</b>
Ryan Traeger	Carrie Seubert, Executive Director
	Lisa Bradley, Regional Director Colorado
	Katy Houston, Community Engagement Manager
	Maleah Anderson, Community Life Coordinator
	JoAnne Bell, Senior Digital Communications Manager
	Christine Jakupovic, Director of Community Engagement
	<b>Other</b>
	Sara Peck, Toll Brothers

I. **WELCOME AND INTRODUCTIONS**

Members present from the Board of Directors and Cohere were introduced to homeowners in attendance.

II. **CALL TO ORDER**

The meeting was called to order at 4:17 p.m.

III. **PROOF OF NOTICE OF MEETING**

Proof of mailing was confirmed.

IV. **ESTABLISH A QUORUM**

It was reported that a quorum of 20 percent of lot owners is required or 43 lot owners represented in person or by proxy. Quorum was achieved with 44 lot owners represented either in person or by proxy.

V. **2022 ANNUAL MEETING MINUTES** – A motion was duly made, seconded and unanimously carried to approve the December 13, 2022 Annual Meeting Minutes, as presented.

VI. **ANNUAL COMMUNITY MANAGEMENT REPORT**

Management provided the annual community management report to include accomplishments to date as well as upcoming projects and events anticipated for 2024.

VII. **DEVELOPER UPDATE**

Management reported that developer updates will be presented as information becomes available during Neighborhood Café events which will be scheduled throughout 2024 in person at the clubhouse.

VIII. **NEW BUSINESS**

a. 2023 Election Results

Election ballot volunteers Carolos Lopez, Marla Wylie and Colleen Radman were thanked for their time and effort tabulating ballots at the clubhouse prior to the start of the Annual Meeting.

It was announced that a total of 46 ballots were received for the board member election. The candidate with the largest number of votes elected to the Board of Directors was Ryan Traeger.

IX. **CALL TO MEMBERS**

Topics discussed during the Call to Members include park timeline, reserve study policy, questions pertaining to the budget and Neighborhood Cafe.

X. **ADJOURNMENT**- The Annual Meeting was adjourned at 4:41 p.m.

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**EXHIBIT A**

**Non-Board Participants**

**First**

**Last**

**Member Info.**