

Pear Meadows HOA  
Annual Meeting  
October 2<sup>nd</sup>, 2020

The meeting was called to order at 6:05 P.M.

Board Members Present: President – Conya Hoedel, Secretary – Cheryl Sandquist, Treasure – Stacy Noblitt, Member-at-Large – Gary Hoedel

Tonya McFarland – Fusion Property Management and Real Estate, LLC

Tonya announced that a Quorum needed to be established and that 11 members were required. 9 members were present (households). Quorum was not established.

Tonya gave an overview of the financials: the current balance is \$16850.95 with \$122.59 in deposits outstanding and \$319.86 in debits which includes the management fee and Xcel.

Budget was discussed. Tonya gave a brief over of the line items including \$10,000 being held for Reserve's and adding the bulletin board as well as the dog-wase station. The CCR's allow for the budget to approved without a quorum unless there is a majority veto. There was no veto of the budget, so the proposed budget passed.

Conya spoke briefly about enforcement. Discussion included the number of trailers parked within the subdivision and allowable parking.

Tonya discussed the work being completed by Peaceful Valley who is removing the dead plants and replacing with a shrub conducive to the area.

The meeting was adjourned at 6:40 P.M.