
RECORD OF PROCEEDINGS

Minutes of the Annual Meeting Of the Members of Cornerstone Owners Association

February 2, 2017

The annual meeting of the members of the Cornerstone Owners Association, Montrose and Ouray Counties, Colorado, was held February 2, 2017 at 1:00 p.m. mountain time at 929 Courthouse Peak Lane, Montrose, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Members were in physical attendance:

- Warren Ache
- Kari Wage & Tony Girard
- Ross Hauck

The following Members were in attendance via proxy:

- Bill Fugazzi
- Gail Stein
- Michael Loehr
- Jon & Johanna Nelson
- Ronald & Frances Schwarz
- Rourke Trivell
- Robert Star
- Edward & Darena Sheridan
- Scott Heape
- Richard Moses
- Carol Lawler
- Bob Aisner

Also in attendance via conference call were:

- Bob Aisner
- Bill Fugazzi individually & for Metro District
- Lauren Freidman
- Curtis McGill
- Amos & Pamela Allmand
- Curt Anderson
- Eric Weaver, Marchetti & Weaver, LLC
- Rick Gonzales, Marchetti & Weaver, LLC

RECORD OF PROCEEDINGS

CORNERSTONE OWNERS ASSOCIATION February 2, 2017 Annual Member Meeting Minutes

- Call to Order** The annual member meeting of the Cornerstone Owners Association was called to order on February 2, 2017 at 1:00 p.m. by Mr. Aisner.
- Mr. Weaver reported proxies were received for the multiple members noted above and that since only 25% of the 59 members which are current in their dues are needed to establish a quorum that there were adequate members in attendance either in person or via proxy to constitute a quorum.
- Minutes** Minutes from meeting held December 28, 2015 were considered for approval. Upon motion duly made and seconded, it was unanimously
- RESOLVED** to approve the minutes for the meeting held December 28, 2015.
- Community Update** Mr. Aisner updated the members on the status of the proposed sale to a new developer. Due diligence by the prospective buyer continues and the Board anticipates a closing by March 31, 2017.
- Mr. Aisner then reported that the Association has been able to pay tax certificates eligible to be converted to Treasurer's Deeds for Association owned lots thereby preventing loss of ownership of property. Payments were funded by a combination of loans from a membership group, contributions from the prospective buyer, and Association funds.
- Metropolitan District Update** Mr. Fugazzi reported that the Metropolitan District finished the year with enough funds on hand that it is anticipated that there will be no Operations Fee assessed in 2017.
- Mr. Ache reported that the roads and water and sewer system appear to be in good shape. Mr. Fugazzi added that after the closing of the sale, the water system will be converted back to potable water.
- 2017 Budget** Mr. Aisner reported the 2017 budget was previously adopted by the Board of Directors and had been distributed to the members with the notice of the meeting and was also available on the Association website at www.cornerstoneowners.org.

RECORD OF PROCEEDINGS

CORNERSTONE OWNERS ASSOCIATION February 2, 2017 Annual Member Meeting Minutes

Mr. Aisner then presented the 2017 budget which covers the period from January 1 to the anticipated sale date of March 31. The budget for the remainder of the year has been prepared and adopted by the Board but due to it containing potentially confidential information related to the sale it has not yet been distributed. Only necessary expenditures such as those for administration, legal fees related to the sale, and payment of tax certificates to avoid Treasurer's Deeds are budgeted for January-March.

Elections

Mr. Weaver reported that the terms had expired for Directors Carol Lawler and Warren Ache resulting in two vacancies on the Board of Directors. Both Directors have stated that they would like to serve another two year term.

Nominations were requested from the floor, and none were received. With no additional nominations made there was no need for a secret ballot process. Upon motion duly made and seconded, it was unanimously

RESOLVED via acclamation to approve the two nominees, Carol Lawler and Warren Ache, to serve 2 year terms on the Board.

General Discussion

Mr. Aisner then responded to questions from participants regarding future development plans of the prospective buyer.

Mr. Hauck thanked Mr. Aisner for all of the work he's done and Mr. Aisner in turn thanked the Board and membership for holding the membership group together. The prospective buyer is impressed that the membership group has remained intact and involved.

Adjournment

There being no further business to come before the Membership at this time, upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the annual member meeting of the Cornerstone Owners Association this 2nd day of February, 2017.

RECORD OF PROCEEDINGS

CORNERSTONE OWNERS ASSOCIATION
February 2, 2017 Annual Member Meeting Minutes

Respectfully submitted,

Rick Gonzales
Secretary for the meeting