

HORIZON TOWERS CONDOMINIUM ASSOCIATION

Annual Members Meeting Minutes

Horizon Towers Sports Center

November 6, 2023

The Annual Members Meeting Election of Board Members was conducted in the Horizon Towers Lobby on 11/6/2023 from 6:00p.m. until 6:30p.m. There were three (3) odd-year election seats up for election. Additionally, two seats occupied by Board appointed Directors were up for election for the remaining one year of the even-year election terms. Declared candidates appearing on the ballot were: Dale Wheatley, Linda Scheve, Andy Hatfield, Chuck Spath, Gladys Gore and Margaret Grant.

Election Officials: Joan Carrico (Chief), Bruce Woehl and Carol Grunkemeyer

Call to Order: The Annual Members Meeting was called to Order at 6:50 p.m. by Dale Wheatley

Attendance: Dale Wheatley moved that the voters balloting sign in sheets be recognized as the attendance record in lieu of a meeting sign-in sheet. The motion was seconded by Jan Cartlidge and passed by voice proclamation of the attendees with no dissent.

Meeting Notice and Agenda: Confirmed (see attached posting)

Affirmation of a Quorum: Joan Carrico confirmed that we had 35 members vote in person and 31 present to vote by proxy for a total of 66 members establishing a quorum.

President's Report: Dale Wheatley outlined the purpose of the meeting to vote for five (5) Board seats. Three seats for a two year term and two seats for a one year term.

Treasurer's Report: Linda Scheve reported that the association's current balances are:

Operating Funds: \$24,924.93 Reserve Funds: \$84,180.55

Linda reminded the members that the anticipated bill from Knott Engineering had not yet been received.

Single Agenda Item: Conduct the Annual Election and Report Results

Joan Carrico reported 35 Members had voted in person and 31 Members had voted by Proxy with the following vote totals and resulting terms won:

Dale Wheatley 55 (Two Year Term)

Chuck Spath 49 (Two Year Term)

Andy Hatfield 47 (Two Year Term)

Margaret Grant 45 (One Year Term)

Gladys Gore 42 (One Year Term)

Linda Scheve 33 (Not Applicable)

The agenda being concluded Dale Wheatley proposed a motion to adjourn, seconded by Jan Cartlidge. The motion was approved by voice acclamation with no dissent. The meeting adjourned at 7:10 p.m.

Meeting Notice and Agenda Attached

Voter Ballot Sign in Sheets Attached

Horizon Towers Condominium Association
Annual Meeting of the Members
November 6, 2023
Sign-in Sheet

| Unit # | Owner of Record | Signature of Owner | Signature of Proxy | Proxy Given to/Dated/Approved |
|--------|--|----------------------------|---------------------------|---|
| 101 | Elliott, Carter W. & Lena Ann | <i>Lena Elliott</i> | | |
| 107 | Adams, Howard D. | <i>Howard D. Adams</i> | | |
| 108 | Mattfam Living Trust Eugene & Norma Matteson | | | |
| 110 | Yager, Susan J. | | <i>R. Andrew Hatfield</i> | Andy Hatfield-10/18/23 10/27/23 |
| 112 | The Kimberly Ann Schmeckpeper Residuary Trust Timothy Joseph Schmeckpeper or Nancy L. McDonald, Co-Trustees | | | |
| 201 | Woehl, Bruce P. & Christine L. | <i>Chris L. Woehl</i> | | |
| 202 | Pauline A. Sarantopoulos Living Trust Anastasia S. Kinnas & Alexis Sarantopoulos, Trustees | | <i>Connie Jouffas</i> | Connie Jouffas-10/12/23 10/23/23 |
| 203 | Cole Family Trust Cole, Stephen L. & Cynthia S. | | <i>Marilyn Pearson</i> | Marilyn Pearson-11/1/23 11/1/23 |
| 204 | Daisy Trust Dated June 27, 2019 Stevica Nadj, Trustee | | | |
| 205 | Green, Richard Joseph & Joy Marlene | <i>Richard J. Green</i> | | |
| 206 | Rose, Bruce W. & Irene | | <i>R. Andrew Hatfield</i> | Andy Hatfield 10/11/23-replacement 10/27/23 |
| 207 | Palmer, Robert K. | <i>Bob Palmer</i> | | |
| 208 | Lewis, Betty L. | <i>Betty Lewis</i> | | |
| 209 | Taylor, Patricia L. & Michael E. Sutherland | | <i>Betty Lewis</i> | Betty Lewis-10/30/23 11/1/23 |
| 210 | Miles, Diane K. | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/30/23 11/1/23 |
| 211 | Arbaney, Richard L. | <i>Richard L. Arbaney</i> | | |
| 212 | Stalcup, Rosemary L. | <i>Rosemary L. Stalcup</i> | | |

Horizon Towers Condominium Association
Annual Meeting of the Members
November 6, 2023
Sign-in Sheet

| Unit # | Owner of Record | Signature of Owner | Signature of Proxy | Proxy Given to/Dated/Approved |
|--------|-------------------------------|--------------------------|------------------------|-----------------------------------|
| 301 | Strom, Kurt H. & Carly J. | | | |
| 302 | Richard D. Doran Trust | | | |
| 303 | Vance, Gloria A. | | | |
| 304 | Gugick, Elaine | <i>Elaine Gugick</i> | | |
| 305 | Demers, Michele E. | <i>Michele E. Demers</i> | | |
| 306 | Merrifield, George W. | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/14/23 10/20/23 |
| 307 | Haut, Matthew B. | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/8/23 10/20/23 |
| 308 | Ssemakula, Noah | | <i>Lena Elliott</i> | Lena Elliott-10/11/23 10/20/23 |
| 309 | Price, Jimmi A. | | | |
| 310 | Walton, Deborah E. & James P. | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/17/23 10/17/23 |
| 311 | Kleinsorge, Mary | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/19/23 10/25/23 |
| 312 | Medina, Adolph | | <i>RA Hatfield</i> | Andy Hatfield 10/18/23 10/27/23 |

2

6

(P)

Horizon Towers Condominium Association
Annual Meeting of the Members
November 6, 2023
Sign-in Sheet

| Unit # | Owner of Record | Signature of Owner | Signature of Proxy | Proxy Given to/Dated/Approved |
|--------|---|--------------------------|------------------------|-----------------------------------|
| 401 | Frances Beard Trust Frances A. Beard, Trustee | <i>Frances Ann Beard</i> | | |
| 402 | Murray Irrevocable Trust Dated 2/1/07 Herman C. Murray, Trustee | <i>H C Murray</i> | | |
| 403 | Kane, Elisha K. & Dahna Raugh | | | |
| 404 | Weckerly, David & Sandra | | <i>David Weckerly</i> | Dale Wheatley-10/18/23 10/20/23 |
| 405 | Arguello, Onofre L. & Patsy | | <i>Lena Elliott</i> | Lena Elliott-10/24/23 10/25/23 |
| 406 | St. Nicholas Greek Church | | | |
| 407 | Tava Holdings, LLC Paul D'Arezzo, Managing Member | | | |
| 408 | Lock Revocable Trust David A. Lock, Trustee | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/6/23 10/20/23 |
| 409 | Streich, Stanley | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/23/23 10/14/23 |
| 410 | Roberts, Gary & Tami | | | |
| 411 | Marston, Joyce | | | |
| 412 | Joann A. Siddle Trust aka Trust #101 dated 1/13/99; Joann A. Siddle, Trustee | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/19/23 10/25/23 |

Horizon Towers Condominium Association
Annual Meeting of the Members
November 6, 2023
Sign-in Sheet

| Unit # | Owner of Record | Signature of Owner | Signature of Proxy | Proxy Given to/Dated/Approved |
|--------|---|--------------------------|--------------------------|-------------------------------------|
| 501 | Garcia, Enrique | | <i>Carol Grunkemeyer</i> | Carol Grunkemeyer-10/12/23 10/20/23 |
| 502 | Grunkemeyer, Carol Susan | <i>Carol Grunkemeyer</i> | | |
| 503 | Grant, Margaret | <i>Margaret Grant</i> | | |
| 504 | Cartlidge, Janet R. | <i>Jan Cartlidge</i> | | |
| 505 | Carter, Billy Dean & Deborah Kay | <i>BCarter</i> | | |
| 506 | Turner, Thomas & Betsy | | | |
| 507 | Sherrill, Tad & Kanako | | <i>Sherrill</i> | Sharon Wheatley-10/29/23 11/1/23 |
| 508 | Lubben, Stanley C. & Beverly A. | | <i>Joan Carrico</i> | Joan Carrico-10/20/23 10/25/23 |
| 509 | Hansen, Jacqueline | | <i>Sherrill</i> | Sharon Wheatley-11/2/23 11/3/23 |
| 510 | Carrico, Joan L. | <i>Joan Carrico</i> | | |
| 511 | Dale Ralph Reece Revocable Living Trust U/T/D 8/22/23 Dale R. Reece, Trustee & The Reece Family Trust Don Roy Reece & Christine Lucille Reece, Trustees and Roy Reece | | <i>Lena Elliott</i> | Lena Elliott-10/24/23 11/1/23 |
| 512 | Walls, Barbara | <i>Barbara F. Walls</i> | | |

Horizon Towers Condominium Association
Annual Meeting of the Members
November 6, 2023
Sign-in Sheet

| Unit # | Owner of Record | Signature of Owner | Signature of Proxy | Proxy Given to/Dated/Approved |
|--------|--|------------------------------|------------------------|-----------------------------------|
| 601 | Eisenhauer, Norma Jean | <i>Norma Jean Eisenhauer</i> | | |
| 602 | Gore, Gladys M. | <i>Gladys M. Gore</i> | | |
| 603 | HT603, LLC Thomas M. Kaper, Manager | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/8/23 11/1/23 |
| 604 | Wheatley, Murray Dale & Sharon Frances | <i>Murray Wheatley</i> | | |
| 605 | Wilson, Claire N. | <i>CN Wilson</i> | | |
| 606 | Zielke, Monica Palma | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/26/23 11/3/23 |
| 607 | Fisher, Peggy A. | <i>Peggy A. Fisher</i> | | |
| 608 | Scheve, Linda L. | <i>Linda Scheve</i> | | |
| 609 | Bullock, Jeffrey G. & Barbara K. | <i>B. Bullock</i> | | |
| 610 | Kaminski, Jan M. and Nancy L. | | <i>Sharon Wheatley</i> | Sharon Wheatley-10/22/23 10/23/23 |
| 611 | Jensen, Paul E. | <i>P. Jensen</i> | | |
| 612 | Griffin, Richard A. & Ann D. | | <i>Lena Elliott</i> | Lena Elliott-10/12/23 10/20/23 |

Horizon Towers Condominium Association
Annual Meeting of the Members
November 6, 2023
Sign-in Sheet

| Unit # | Owner of Record | Signature of Owner | Signature of Proxy | Proxy Given to/Dated/Approved |
|--------|---|--------------------|--------------------|-----------------------------------|
| 701 | Hoch, David J. | Hildegard Carrizo | | |
| 702 | Carrizo, Hildegard A. | | | |
| 703 | Danford, Janice A. & Brandon | | Sharon Wheatley | Sharon Wheatley 11/6/23 10/3/23 |
| 704 | Curry, Peggy L. | Peggy Curry | | |
| 705 | Holman, Dianna J. | | | |
| 706 | Kukuk, Ronald C. & Joy A. | | | |
| 707 | Derks, Jean M. | | | Sharon Wheatley-11/3/23 11/3/23 |
| 708 | Black, Kenneth Damon & Carol Goodwin | | | |
| 709 | Jonely, Arlette | | | Claudette Dayan-10/11/23 10/20/23 |
| 710 | Lonetree Properties Darren A. Caldwell, Gerald A. or Patricia Tucker | | Lena Elliott | Lena Elliott-10/18/23 10/25/23 |
| 711 | Richard Theodore Deforge Testamentary Trust Ronald DeForge, Trustee | | | |
| 712 | Gore, Gladys M. | Gladys M Gore | | |
| 802 | Hatfield, R. Andrew | R Andrew Hatfield | | |
| 803 | Gore, Gladys | Gladys M Gore | | |
| 804 | Pollard, Bradley J. & Nancy A. | Brad Pollard | | |
| 807 | Constance S. Jouflas Trust dated 12/30/92 Constance S. Jouflas, Trustee | Constance Jouflas | | |
| 809 | Spath Family Trust dated 2/22/94 Donna L. Spath and Charles E. Spath, Trustees | Charles Spath | | |
| 810 | Scott Andrew Spoede Gift Trust dated 11/5/19 John Travis Spoede, Trustee | | Dale Wheatley | Dale Wheatley-10/18/23 10/25/23 |

Horizon Towers Condominium Association
2023 Annual Meeting of Members
November 6, 2023
Voting from 6:00 PM-6:30 PM
Meeting 6:45 PM

AGENDA

President – Dale Wheatley - Meeting called to order upon conclusion of balloting and vote tallying. Meeting protocols and order of business announced.

Secretary – Roll Call

- If there are no objections, the sign-up sheets used to issue the ballots will be used as the record of attendance and proof of quorum for this Annual Meeting of Members. Additional members not recorded on ballot issue sheets should be certain to sign in on the attendance sheet.
- Announcement of whether Quorum was established.

Secretary – Proof of Notice of Meeting

- The Notice of this meeting was mailed, emailed, and posted on October 6, 2023.
- The minutes from the 2022 annual meeting have been posted and approved

President – Dale Wheatley – Introduction of inspectors of election

- Joan Carrico, Association Member
- **Bruce Woehl** , Association Member
- Margaret Grant, Association Member

Report of Officers –

President's Report – Dale Wheatley

Treasurer's Report – Linda Scheve

Old Business

- None

New Business

- Election results reporting by the Inspectors of Election

Announcements

- A Board of Directors Organizational Meeting to elect officers will be held on Wednesday, November 8, 2023 at 9AM in the Sports Center. This is an Open Meeting.

Adjournment

Notice of The 2023 Annual Meeting of the Members of the Horizon Towers Condominium Association and Election of Board of Directors

**Monday, November 6, 2023
Election Voting 6:00 p.m. – 6:30 p.m.
Election Results and Member Meeting Discussion 6:45 p.m.**

Horizon Towers
1111 Horizon Drive
Grand Junction, CO 81506

The purpose of the meeting is to elect members to the Board of Directors, to transact the business of the Horizon Towers Condominium Association (HTCA), and to act upon such other matters as may be brought before the meeting by HTCA Members.

In accordance with the HTCA Bylaws: *The affairs of the association shall be governed and managed by a Board of Directors composed of five (5) persons. Each of whom must have an ownership interest in a condominium at Horizon Towers.*

Directors shall be elected by secret written ballot of the members at the Annual Meeting of the membership.

To be eligible as a candidate for the office of Director, a Member shall notify the Secretary of his or her intention to be a candidate on a Declaration of Candidacy form, signed by the Member, who shall include a certification that he or she will reside in a Condominium at Horizon Towers during such term of office. Notwithstanding anything to the contrary in this section, one (1) Director seat may be filled at each election by a Director candidate who does not reside in a Condominium at Horizon Towers, which seat the board shall designate prior to the casting of any votes.

Members intending to run for the HTCA Board must submit their completed Declaration of Candidacy form to the HTCA office. **Declarations must be received no later than Thursday, October 26, 2023.** The declaration form is enclosed. Additional forms are available in the HTCA Office.

If you are unable to attend the Annual Meeting to vote in person, you are encouraged to arrange for a representative to vote for you by proxy. After you have a representative who has agreed to vote your proxy please complete and return the attached proxy form to the HTCA Office. If you mail the proxy, we must receive it at least 24 hours prior to the scheduled meeting. Use only the

enclosed proxy form or contact the HTCA Office for an official replacement if needed. Do not send your proxy directly to the person you are authorizing to vote your proxy as this is a controlled document that must be received by the Office and validated before it can be used.

Returning your proxy will help the association achieve quorum to make certain we can have a valid election. Thank you in advance for signing and returning your proxy if you are unable to attend the meeting.

This information was posted and sent to all owners of record as of October 6, 2023.
Notice Posted October 6, 2023