

Warberg Farm Annual Meeting October 23, 2024, 6:00 - 7:00 P.M
Meeting Minutes

Location: YMCA Johnstown.

In attendance, Matt Shoup, President, Allen Schaff, Treasurer, Gerald Wilson, Secretary, lot owners Eric and Marny Gustafson, Karen and Jason Wright, Dale and Suzanne Schlinsog, Debbie Wilson and Shannon Nichols

Attendance through Zoom lot owners Valerie Kilpatrick

Matt reviewed conversation with attorney Sean Rutledge-. Gerald read Colorado State Statute 38-33,3-303 1. (b).

It was agreed that a Board/ lot owner workshop be established to talk to the attorney face to face and Matt indicated he would come up with a date.

Allen presented the proposed 2025 budget. Several comments were suggested and Allen will make changes to the proposed budget for Board approval at the next Board meeting.. The Colorado budget was briefly reviewed for lot owner knowledge. Allen indicated the road reserve fund has been placed in a new CD at Independent Bank.

Brief discussion was made regarding road reserve history and the need to refill road cracks where needed. Eric Gustafson provided a brief update and we thank him for his expertise and volunteering to repair/fill cracks.

Gerald reviewed Colorado Energy & Carbon Management Commission website and reviewed steps to find lot owner addresses and when old wells/tanks will be plugged, abandoned and removed in the future inside and near Warberg Farm HOA. The COGIS - Well Scout Card was reviewed and how information on abandonment of each well and end date for completion can be found.

Matt and Allen ran for two 2 (two year) Board terms and were elected by majority vote of lot owners. Gerald's term will end next year at the annual meeting.

At the end of meeting the Board members voted to keep Matt president, Allen Treasure and Gerald Secretary.

