

**WINFIELD ARMS OWNERS' ASSOCIATION**  
**ANNUAL MEETING**  
**Thursday, January 26, 2023 @ 3:00 PM MT**  
**Via Zoom**

**AGENDA**

1. Call to Order
2. Opening Roll Call
  - a. Directors Present
  - b. Property Manager Present
  - c. Owners Present
  - d. Owners Not Present
  - e. Others Present
3. Certification of Proxies
4. Proof of Notice of Meeting
5. Approval of Minutes of 1/27/2022 Annual Meeting
6. Manager's Report
  - a. 2022 Budget vs. Actual
  - b. Approved 2023 Budget
  - c. Insurance coverages
  - d. Status of compliance with dues payments and rental/pet policies
7. President's Report
  - a. Package Policy added to Rules & Regulations
  - b. Sublease Policy added to Rules & Regulations
  - c. Communications Policy
  - d. Revised Collections Policy per Colorado Law
  - e. Revised Conduct Policy per Colorado Law
  - f. Revised Enforcement Policy per Colorado Law
  - g. Keypad / Security System
  - h. Trash / Bears
  - i. Leaks / Caulking
  - j. Website Update
  - k. Garage lights added
  - l. Outdoor lights adjusted
  - m. Maintenance on grill
  - n. Washers and Dryers
  - o. Status of Annual Owners List
  - p. New Owners Packet
  - q. Alley parking stripes and Unit numbers on fence

8. Old Business

- a. Washing Machines
- b. Short-Term Rentals/subleases
- c. Service Animals vs Emotional Support Animals

9. New Business

- a. Striping garage parking spots
- b. Email consent forms for all notices to Owners
- c. Add restriction on non-residents using or being allowed to use washers/dryers to Rules & Regulations
- d. Possible planting of trees in front of building

10. Member approval of board actions during 2022

11. Election of Board Members (all members)

- a. Hayward, Riley, and Katherine are willing to continue to serve
- b. Any other board nominations
- c. Announcement of board if uncontested or election process if contested

12. Adjournment

*Please note: A board of directors meeting will be held following the annual meeting for the election of board officer positions.*